

ORDINANCE NO. 11-28

ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK, AS ATTESTING WITNESS, ON BEHALF OF THE CITY OF HIALEAH, TO ENTER INTO A LEASE AGREEMENT WITH THE SOUTH FLORIDA AUTISM CHARTER SCHOOLS, INC., A FLORIDA NONPROFIT CORPORATION, TO LEASE APPROXIMATELY 5,638.9 SQUARE FEET OF FLOOR SPACE WITHIN THE COMBINED LOCATION OF THE POLICE SUBSTATION NO. 5/WEST E-LIBRARY FACILITY LOCATED AT 7400 WEST 24 AVENUE, HIALEAH, FLORIDA AND THE SLADE PARK RECREATION BUILDING LOCATED AT 2501 WEST 74 STREET, HIALEAH, FLORIDA, TO OPERATE A K THROUGH 8TH GRADE SCHOOL FOR AUTISTIC CHILDREN, FOR ONE YEAR, COMMENCING ON JULY 1, 2011 THROUGH JUNE 30, 2012, AT AN ANNUAL RENT OF \$67,667.00, PAYABLE IN MONTHLY PAYMENTS, WITH A ONE-YEAR RENEWAL OPTION, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF IN SUBSTANTIAL FORM AS EXHIBIT "1"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the City to enter this lease to the South Florida Autism Charter Schools, Inc., a nonprofit corporation ("SFACS"), for the operation of a school for autistic students; and

WHEREAS, SFACS entered into a one-year lease with an option to renew for an additional year pursuant to Hialeah, Fla., Ordinance 09-29 (Apr. 30, 2009); and

WHEREAS, the City, in view of the important educational need that SFACS intends to fulfill, will also receive income that will be used to benefit the Hialeah Library System and accordingly, support the new lease and renewal option afforded SFACS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The City of Hialeah, Florida hereby authorizes the Mayor and the City Clerk, as attesting witness, on behalf of the City of Hialeah, to enter into a Lease Agreement with the South Florida Autism Charter Schools, Inc., a Florida nonprofit corporation, to lease approximately 5,638.9 square feet of floor space within the combined location of the Police Substation No. 5/West E-Library facility located at 7400 West 24 Avenue, Hialeah, Florida, and the Slade Park Recreation Building located at 2501 West 74 Street, Hialeah, Florida, to operate a K through 8th Grade school for autistic children, for one year, commencing on July 1, 2011 through June 30, 2012, at an annual rent of \$67,667.00, payable in monthly payments, with a one-year renewal option, a copy of which is attached hereto and made a part hereof in substantial form as Exhibit "1".

Section 2: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: Penalties.

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the

city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

Section 4: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 5: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.


PASSED and ADOPTED this 31st day of May, 2011.

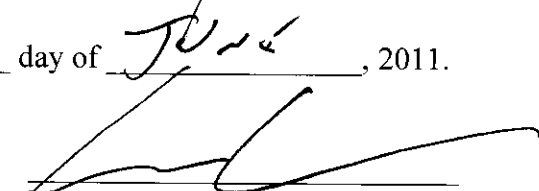
THE FOREGOING ORDINANCE
OF THE CITY OF HIALEAH WAS
PUBLISHED IN ACCORDANCE
WITH THE PROVISIONS OF
FLORIDA STATUTE 166.041
PRIOR TO FINAL READING.


Isis Garcia-Martinez
Council President

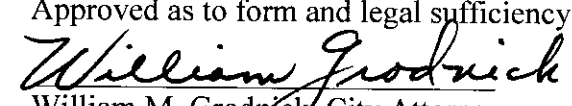
Attest:

Approved on this 3 day of June, 2011.


David Concepcion, Acting City Clerk


Mayor Carlos Hernandez

Approved as to form and legal sufficiency:


William M. Grodnick, City Attorney

LEASE

THIS LEASE is made and entered into this ____ day of May, 2011, by and between South Florida Autism Charter Schools, Inc., a Florida nonprofit corporation ("Tenant"), 4300 N. University Drive, Suite C-201, Sunrise, Florida 33351, and the City of Hialeah, Florida, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida, 501 Palm Avenue, Hialeah, Florida, 33010-4789 ("Landlord").

For and in consideration of the mutual covenants contained herein, Landlord and Tenant agree with each other as follows:

1. **Premises.** Landlord leases to Tenant and Tenant leases from Landlord the Premises ("Premises") depicted on the site plan or Exhibit "1" which is attached hereto and made a part hereof, consisting of approximately 5,638,9 square feet of floor space within the Police Substation No. 5 /West E-Library facility, 7400 West 24 Avenue, Hialeah, Florida, and the Slade Park Recreation Building located at Carl Slade Park, 2501 West 74 Street, Hialeah, Florida. The use and occupation by Tenant of the Premises shall include the nonexclusive use of the parking areas ("Parking areas"), at all times subject to the terms and conditions of this Lease. The Landlord will also identify an area of the Premises for the nonexclusive use of the Tenant's employee parking for a maximum of 30 parking spaces as depicted in the staff parking diagram and parking spaces for 5- to 10-minute parking for parents to drop-off students in two areas as depicted on the student stop-off diagram, a copy of the student drop-off and staff parking diagrams is attached hereto and made a part hereof as Composite Exhibit "2".

2. **Term and Options to Renew:** The term of this Lease shall be for a term of one year, commencing on July 1, 2011 through June 30, 2012. The Tenant shall have use and access of two rooms on the second floor labeled A in Composite Exhibit 1, having a square footage of 411.4 square feet. The Tenant shall have use and access of built-out completed classroom space on the second floor labeled B in Composite Exhibit 1 having a total square footage of 1,719.10 square feet. The Tenant shall have the use and access for lockers and storage space on the second floor labeled C in Composite Exhibit 1 having total square footage of 209.10 square feet. The Tenant shall have the use and access of completed classroom space on the first floor labeled D in Composite Exhibit "1", having a total square footage of 550 square feet. The Tenant shall have the use and access of completed classroom space on the first floor labeled E in Composite Exhibit "1", having a total square footage of 950.70 square feet located at Slade Park Recreation Building. The Tenant shall have use and access from 7:00 am to 2:45 pm of space within the E-Library on the second floor labeled F in Composite Exhibit "1", having a total square footage of 1,798.60 square feet. The lease spaces depicted in the diagrams labeled A, B, C, D and F in Composite Exhibit 1 are located at the Police Substation No. 5 /West E-Library, 7400 West 24 Avenue, Hialeah, Florida. The lease may be renewed at the option of the Tenant, provided the Tenant is in compliance with the provisions of this lease for one additional year commencing one day after the initial term expires. For open houses and evening events, the Tenant shall provide a written schedule of dates and times to be reviewed and approved, at the discretion of the Landlord.

3. **Base Monthly Rent:** Tenant shall be pay the Landlord at the address set forth in section 23 hereof, or to such other person or such other place as directed from time to time by notice to Tenant from Landlord, the base monthly rent shall be calculated at \$12.00 per square foot of floor space, which represents the annual sum of \$67,667.00, plus payment of taxes, if any, and insurance. During the renewal period, if the parties agree to such renewal, the base rent shall be paid in 11 equal monthly payments of \$5,638.90 commencing on July 1, 2011 and ending with a final and 12th payment of \$5,639.10 due on June 1, 2012. The Tenant is responsible for any other taxes, including, but not limited to, sales tax on rental receipts, intangible taxes, excise and use taxes, unless tax-exempt. The Landlord shall fully cooperate with the Tenant in any effort made by the Tenant to seek an exemption of the taxes identified herein. The Landlord shall insure the building, but Tenant is responsible to insure the contents. If the Landlord sends a notice to pay rent to the Tenant, at an address other than stated in Article 23, the Landlord must send such notice by certified mail, return receipt requested and obtain a signed receipt as proof of service.

4. **Utilities:** With the exception of outdoor illuminations and the maintenance of all exterior areas and parking areas, the Tenant shall pay any and all charges for telephone and no other utilities used on the Premises directly to the providers of same promptly as and when due, including, but not limited to, any and all required fees and deposits for service.

Tenant shall have the right to contest any tax, insurance, maintenance or repair charge but while doing so, will be required to make such payment or file such application as to prevent a default or delinquency in payment of such matter from occurring.

5. **Taxes and Insurance:** Tenant shall pay to Landlord as Additional Rent (i) the amount of real estate taxes, if assessed, for the Premises for each lease year and (ii) All sales, use or excise taxes imposed, levied or assessed against the rent or any other charge or payment imposed by governmental authority other than real estate taxes. Sales tax, if applicable, shall be paid each month concurrently with the rental payment. Tenant shall pay such other amounts to Landlord within 30 days of delivery of the tax bill to Tenant. If the Tenant is tax-exempt, the Tenant shall provide proof of the tax exemption. The Tenant is responsible for payment of insurance as provided in Article 17.

6. **Use:** The Premises shall be used as a school for autistic children in grades K through 8th. It is estimated that the school will serve 81 students during the first year of operation.

7. **Maintenance and Repair.** Tenant shall at all times, and at Tenant's expense, maintain the Premises, including bathrooms that used by student and faculty, in a clean, orderly, tenantable and sanitary condition, and including the maintenance of a pest, termite and organism extermination service for the Premises. Tenant shall return the Premises at the end of the Term in good order and repair, reasonable wear and tear excepted. Tenant shall arrange and pay for garbage pickup from the Premises as approved by the City of Hialeah Superintendent of Solid Waste. Landlord's obligation shall be to keep the Parking Areas and Building structurally sound, including maintenance and repair of exterior walls, structural support and foundation, glass windows, doors, heating, permanent interior walls, ventilation and air conditioning, plumbing,

electrical and sewage facilities, and to maintain the roof of the Premises free from leaks and in watertight condition except that Landlord shall not be responsible to make any such repairs made necessary by any act or neglect of Tenant or any person invited or employed by, or under the control of, Tenant. Landlord shall service and maintain all parking areas, outdoor lighting, exterior surfaces, including painting, and green areas and landscaping.

8. **Access to Premises.** Tenant shall permit Landlord, and Landlord's agents and independent contractors, during customary business hours and upon reasonable advance notice to the Tenant, or at any time which Landlord reasonably deems an emergency situation, to enter the Premises for (i) the purpose of making inspections and repairs, or (ii) exhibiting the Premises for lease, appraisal, sale or mortgage.

9. **Prohibition against Assignment and Sublease.**

(a) Tenant shall not be permitted to sublet the premises. Tenant shall neither transfer nor assign this Lease without the prior written consent of the Landlord, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Tenant shall be allowed to transfer or assign this lease to a subsidiary, parent, or other entity related by Tenant by affiliation or merger.

(b) In the event of a permitted assignment of this Lease, Tenant shall remain fully liable and shall not be released from Tenant's obligations hereunder if any assignee or subtenant fails to fully and faithfully perform each and every of Tenant's covenants herein contained, including without limitation, the payment of monthly Rent and any Additional Rent as and when due.

10. **Environmental Condition of the Premises.**

(a) The Landlord shall hold the Tenant harmless from any existing contamination of the property, or any contamination of the leasehold caused by adjacent tenants.

(b) Tenant covenants and agrees that it shall not cause or permit any hazardous substances to be generated, used, treated, stored, released or disposed of in or about the Premises without the Landlord's prior written consent. Tenant agrees to comply with all applicable laws, rules and regulations relating to such use and storage. Tenant further covenants and agrees that, anything contained in the Lease to the contrary notwithstanding, it will indemnify the Landlord for any loss, cost, damage, liability or expense (including without limitation, reasonable attorney's fees), as well as environmental impairment damages that Landlord may incur because of Tenant's failure to comply with the provisions of this paragraph. Hazardous Substances shall mean and refer to (i) all those substances, elements, materials, compounds or wastes defined or classified as hazardous or restricted under (A) the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations, (B) the Resource Conservation and Recovery Act of 1976, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations, (C) the Toxic Substances Control Act, as amended from time to time, the regulations promulgated thereunder and analogous state statutes and regulations; and (ii) petroleum products, including without limitation, waste oils; and (iii) "Asbestos" as defined in 29 CFR Sec. 1910.1001 et seq. (or

analogous regulations promulgated under the Occupational Safety and Health Act of 1970, as amended from time to time, and the regulations promulgated (thereunder); and (iv) "PCB's" as defined in 40 CFR Sec. 761 et seq., and "TCDD", as defined in 40 CFR Sec. 775 et seq. (or in either case analogous regulations promulgated under the Toxic Substances Control Act, as amended from time to time); and (v) any other substance, element, material or compound defined or restricted as a hazardous, toxic, radioactive or dangerous substance, material or waste by the Environmental Protection Agency or by any other ordinance, statute, law, code, or regulation of any federal, state or local governmental entity or any agency, department or other subdivision thereof, whether now or later enacted, issued or promulgated.

11. **Condition of premises.** Tenant shall accept the interior of the building on the Premises AS IS, in the condition of the Premises at the commencement of the Lease, except as provided otherwise in the Lease, excepting Tenant's work on Exhibit "B".

12. **Rules and Regulations.** Tenant shall abide by and comply with all laws, ordinances and regulations enacted by those governmental entities, whether federal, state or municipal, having jurisdiction over the property or the Premises or the activities to be conducted thereon. Tenant shall neither permit nor commit any immoral or unlawful practice or act in or upon the property or the Premises.

13. **Signs, Awnings, Canopies, Fixtures, and Alterations.** Tenant shall not make or cause to be made any alterations, additions or improvements or install or cause to be installed any exterior signs, exterior lighting, plumbing fixtures, shades or awnings or make any changes to the front of the building without first obtaining Landlord's written approval and consent. Tenant shall present to the Landlord plans and specifications for such work at the time approval is sought. All work must comply with applicable building code, zoning or other governmental requirements. Tenant will not place or permit to be placed or maintained on any exterior door wall or window of the Leased Premises any sign, awning or canopy, or advertising or other matter without first obtaining Landlord's written approval and consent which shall not be unreasonably withheld. Subject to Landlord's consent, Tenant may, at its expense, install an exterior sign, in form and design reasonably acceptable to Landlord which sign will advertise Tenant's name or type of business. Such sign shall conform to all applicable building code, zoning or other governmental requirements and shall permit advertising of the business.

14. **Tenant's property.** The Landlord agrees that all of Tenant's fixtures, coolers, refrigerators, machinery and equipment, as well as all alterations, decorations, additions or improvements which have been or will be made at the expense of Tenant and which are removable without causing material damage to the Premises, shall at all times be and remain the property of Tenant and may be removed by Tenant at any time during the term, or at the end of the term, of the Lease. The Tenant's improvements described in Exhibit B shall remain on the Premises and be considered the property of the Landlord. However, Tenant shall repair any and all damage to the Premises due to such removal.

15. **Indemnity.** Tenant agrees to indemnify, defend and save and hold Landlord, and the Landlord's, employees, directors, officers, agents, independent contractors, attorneys, successors and assigns, harmless against any and all liabilities, losses, costs and expenses

(including, without limitation, any and all attorney's fees and court costs through trial or administrative proceeding and on appeal) arising from or in any way connected with any negligent acts, omissions or neglect of Tenant, or any of Tenant's agents, licensees, representatives, successors or assigns, including but not limited to any Default (hereinafter defined in section 26), or any death, personal injury or property damage occurring in, on or about the Premises except where Landlord was negligent or commits an intentional act. In regard to any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, expenses (including attorney's fees) and liabilities which arise from the joint or concurrent negligence of Landlord and Tenant, each party shall assume responsibility in proportion to the degree of its respective fault. Landlord agrees to indemnify, defend and save and hold harmless Tenant, to the extent permitted by section 768.28, Florida Statutes, and the Tenant's employees, directors, officers, agents, independent contractors, attorneys, successor and assigns, harmless against any and all liabilities, losses, costs and expenses (including, without limitation, any and all attorney's fees and court costs through trial or administrative proceeding and on appeal) arising out of or in any way connected with any negligent acts, omissions or neglect of Landlord, or any of Landlord's agents, licensees, representatives, successors or assigns, or any death, personal injury or property damage occurring in, on or about the Premises except where Tenant was negligent or commits an intentional act. In regard to any and all claims, demands, suits, actions, proceedings, judgment, losses, damages, injuries, penalties, costs, expenses (including attorney's fees) and liabilities which arise from the joint or concurrent negligence of Tenant and Landlord, each party shall assume responsibility in proportion to the degree of its respective fault.

16. **Insurance.**

(a) Tenant shall maintain at all times during the term of this Lease, public liability insurance protecting Landlord and Tenant which includes Landlord and Tenant as a named insured, against any and all claims for injury and damage to persons or property or for the loss of life or property occurring in, on or about the land arising out of the act, negligence, omission, nonfeasance or malfeasance of Tenant, its employees, agents, contractors, customers, licensees and invitees. Such insurance shall be carried in a minimum amount of not less than One Million (\$1,000,000.00) Dollars for bodily injury or death to any one person or any number of persons in any one occurrence and not less than Five Hundred Thousand (\$500,000.00) Dollars for property damage. All such policies shall be issued by companies of recognized responsibility licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be canceled or modified unless Landlord and Tenant are given at least ninety (90) days prior written notice of such cancellation or modification. Tenant shall provide Landlord certificates showing such insurance to be in place. The Landlord shall be named as an additional loss payee on all insurance policies. Landlord shall maintain, at all times, property damage, fire and windstorm insurance on the property.

(b) Insurance for fire and extended coverage insurance, worker's compensation, automobile insurance and other insurance prerequisites are set forth an insurance checklist provided in Exhibit "B", a copy of which is attached hereto and made a part hereof. Tenant agrees to provide insurance that satisfies the minimum requirements of the City of Hialeah, acceptable to the Risk Manager, as provided in Exhibit B and maintain such coverages at all

times and provide certificates of insurance to the Landlord, including any and all renewals. If the use and occupation of the Leased Premises by the Tenant causes any increase of premium for the fire, boiler and/or casualty rates of the Leased Premises of any part thereof above the rate for the least hazardous type of occupancy legally permitted in the Leased Premises, the Tenant shall pay the additional premium of the fire, boiler and/or casualty insurance policies by reason thereof.

17. **Damage to Premises.** If the Premises shall be destroyed or damaged by fire, windstorm, civil disturbance or other casualty during the Term so that the same shall be rendered untenantable, Landlord, at Landlord's expense, shall repair or rebuild the premises within 180 days from the date the insurance proceeds are available. If the Premises are not rebuilt or repaired within such time, it shall be the option of the Tenant to terminate this Lease. If the Tenant decides not to cancel during the time period that the Premises remains untenantable, then the term of the Lease shall be extended for such time period until repairs or restoration is completed. Landlord shall not be required to complete repairs or restoration until insurance proceeds are available. During any period in which the Premises is rendered untenantable for 30 or more consecutive days, then, during any time when the Premises is so rendered untenantable, Tenant shall not be obligated to pay rent. Rent shall commence when the Landlord has made the Premises tenantable and the term of the Lease shall be extended for a period of time equal to the length of time the premises were rendered untenantable.

18. **Risk of Personal Property.** Except where damages to Tenant's personal property are caused by or due to the gross negligence or intentional acts of the Landlord, all of Tenant's personal property placed upon, or moved into, the Premises shall be at the sole risk of Tenant, and Landlord shall not be liable (i) for any damage to any such personal property, or to Tenant or any third party, arising from the bursting or leaking of water pipes or from any other act or (ii) for the negligence of any cotenant or other occupant(s) of the Premises. Tenant shall pay all taxes assessed against the personal property of Tenant, if applicable.

19. **Condemnation.** If all or any portion of the premises shall be taken except temporarily, by any condemnation or eminent domain proceedings, this Lease shall terminate on the effective date of the final judicial order of taking. Landlord shall be entitled to all awards for such taking, except that Tenant shall be entitled to make a separate claim at the expense of Tenant against the Condemning authority for moving expenses and for damages to permanent fixtures installed in the Premises and for damages to its business; provided, however, that any award made to Tenant shall be in addition to, and shall not reduce, any award which Landlord may claim in connection with such taking. Tenant shall be entitled for full compensation from the Landlord for the value of its leasehold interest.

20. **Quiet Enjoyment.** Upon payment by Tenant of the monthly Rent, if applicable, and any Additional Rent as and when due, and upon the faithful observance and performance of all of Tenant's covenants herein contained, Tenant shall peaceably and quietly hold and enjoy the premises for the Term without hindrance or interruption by Landlord, or by any other person or persons lawfully or equitably claiming by, through or under Landlord, subject, nevertheless, to all of the provisions and conditions of this Lease.

21. **Notices.** All notices or other communications made pursuant to this Lease shall be in writing and shall be deemed to have been duly given upon the delivery, by United States certified mail, return receipt requested postage prepaid, or upon hand delivery with a receipt for same addressed as follows:

If to Tenant:

South Florida Autism Charter Schools, Inc.
4300 N. University Drive, Suite C-201
Sunrise, Florida 33351

or such other address as so designated.

If to Landlord:

City of Hialeah	
Education and Community Services Department	Copy furnished to Mayor
7400 West 24 Avenue, 2 nd Floor	501 Palm Avenue, 4th Floor
Hialeah, Florida 33016	Miami, Florida 33010

or such other address as so designated.

22. **Force Majeure.** If either party is delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, riots, insurrection, war or other reason of a similar nature, then performance of such act shall be excused for the period of delay and the period for the performance of any such act shall be extended for a period of such delay. the provisions of this section shall not operate to excuse the Tenant from the prompt payment of rent, additional rent or other payments required by the terms of this Lease.

23. **Discharge of Liens by Tenant.** Landlord shall not be subject to liability under the Florida Mechanic's Lien Law. Tenant shall strictly comply with the Florida Mechanic's Lien Law, Chapter 713, Florida Statutes. If a mechanic's claim of lien is filed against the property in connection with any work performed by or on behalf of the Tenant, Tenant shall satisfy such claim, or transfer same to security, within 10 days from the date of filing. If the Tenant fails to satisfy or transfer such claim within the 10-day period, Landlord may thereafter charge the Tenant, as additional rent, all costs incurred by the Landlord with regard to the satisfaction or transfer of such claim and further, Tenant agrees to indemnify, defend and save the landlord harmless from and against any damage or loss incurred by the Landlord resulting from such claim. The security deposit may be used by the Landlord for the satisfaction or transfer of any mechanics' claim of lien. The section shall survive the termination of the Lease.

24. **Events of Default.** If Tenant shall (i) fail to pay to Landlord within 30 days after the same is due the monthly Rent or any Additional Rent, after written notice is given, or (ii) file a voluntary petition in bankruptcy or reorganization, or make any assignment for the benefit of creditors, or seek any similar relief under any present or future statute, law or regulation relating

to relief of debtors, or (iii) be adjudicated a bankrupt or have any involuntary petition in bankruptcy filed against it, or (iv) fail to keep and perform any one or more of the covenants and conditions herein contained and continuance of such failure for 30 days after written notice thereof to Tenant, or in the event that such failure is non-monetary and cannot reasonably be cured within 30 days and Tenant is diligently pursuing curing such failure; then continuance of such failure beyond the time that it should reasonably take to cure the same with diligent effort then and in any of such events, Tenant will be deemed to be in default under this Lease. If Tenant shall be in Default, Landlord will have any and all rights and remedies which the laws of Florida confer upon a Landlord against a Tenant in breach or default of a lease including, without limitation, the right to terminate this Lease and bring a lawsuit for Monthly Rent and any Additional Rent then past due and seek all available equitable remedies, including injunction.

25. **Remedies Cumulative.** Landlord's remedies under this Lease are cumulative, and the election of any right or remedy by Landlord shall not be deemed a waiver of any other right or remedy of Landlord under this Lease or otherwise.

26. **Termination.** Neither party shall have the right to terminate this Lease without cause.

27. **Conflict of Interest Laws.** Landlord is aware of the conflict of interest laws of the Tenant, particularly City of Hialeah, Florida, Hialeah Code, Ch. 26, Art. I and II; Code of Miami-Dade County, Florida, § 2-11.1 et seq.; and the State of Florida, Chapter 112, Part III, Florida Statutes, and agrees that it shall fully comply in all respect with the terms of said laws. Tenant covenants that to the best of its knowledge no person who presently exercises any functions or responsibilities on behalf of the Landlord [City] in connection with this Agreement has any personal financial interests, direct or indirect, with Tenant. Tenant further covenants that, in the performance of this Lease, no person having such conflicting interests shall be employed or hired. Any such interests on the part of the Tenant or its employees must be disclosed in writing to the Landlord [City]. Tenant warrants that it has not knowingly employed or retained any person employed by the Landlord [City] to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person employed by the Landlord [City] any fee, commission, percentage, brokerage fee, or gift of any kind contingent upon or resulting from the award of this Agreement.

28. **Entire Agreement.** This Lease contains the complete, exclusive and entire agreement between Landlord and Tenant regarding occupation of the Premises and lease of the Premises, and supersedes any and all prior oral and written agreements between Landlord and Tenant regarding such matters. This Lease may be modified only by an agreement in writing signed by both Landlord and Tenant.

29. **Severability.** If any covenant or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such covenant or provision to persons or circumstances (other than those as to which it is held invalid or unenforceable) shall not be affected thereby, and each and every other such covenant and provision of this Lease or portion thereof shall be valid and be enforced to the fullest extent permitted by law.

30. **Benefits: Binding Effect.** This Lease shall be binding upon and inure to the benefit of the successors of Landlord and Tenant, and the assigns of Landlord and permitted assigns of Tenant, and shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any litigation that may arise in connection with this Lease or the Premises shall be in Dade County, Florida. Tenant further agrees to be subject to the in personam jurisdiction of the federal or state courts located in Miami-Dade County, Florida and be amenable to service of process.

31. **No Waiver.** The failure of Landlord to insist on the performance or observance by Tenant of any one or more conditions or covenants of this Lease shall not be construed as a waiver or relinquishment of the future performance of any such covenant or condition, and Tenant's obligation with respect to such future performance shall continue in full force and effect.

32. **Gender.** The terms Landlord and Tenant as herein contained shall include the singular and/or the plural, the masculine, the feminine, and/or the neuter, the heirs, successors, executors, administrators, personal representatives and/or assigns, wherever and whenever the context so requires or admits.

33. **Captions.** The captions of the various paragraphs of this Lease have been inserted for the purposes of convenience only. Such captions are not a part of this Lease and shall not be deemed in any manner to modify, explain, enlarge or restrict any of the provisions contained in this Lease.

34. **Counterparts.** This Lease may be executed in several counterparts, all of which shall constitute one and the same Lease between Landlord and Tenant.

35. **Recording.** Tenant shall not record this Lease or any memorandum thereof without the written consent and joinder of Landlord.

36. **Attachments.** Exhibits A and B that are attached to this Lease are a part of this Lease and are incorporated by reference thereto as if fully set forth herein.

37. **Non-disturbance.** The Landlord covenants that as long as the Tenant is not in default, its rights to occupancy under the Lease will not be disturbed by the Landlord, its successors or assigns.

(THIS SPACE IS LEFT INTENTIONALLY BLANK.)

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Lease to be executed by the respective officials thereunto duly authorized on the days set forth below.

LANDLORD:

City of Hialeah, Florida
501 Palm Avenue/P.O. Box 11-0040
Hialeah, Florida 33011-0040

Authorized signature on behalf of
the City of Hialeah, Florida

Attest:

David Concepcion
City Clerk (SEAL)

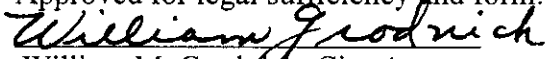
Mayor Carlos Hernandez Date

Signed, sealed and delivered in the presence of:

Witness
Printed/Typed Name: _____

Witness
Printed/Typed Name: _____

Approved for legal sufficiency and form:


William M. Grodnick, City Attorney

TENANT:

South Florida Autism Charter Schools, Inc.
a Florida nonprofit corporation
4300 N. University Drive, Suite C-201
Sunrise, Florida 33351

Authorized signature on behalf of
South Florida Autism Charter Schools, Inc.

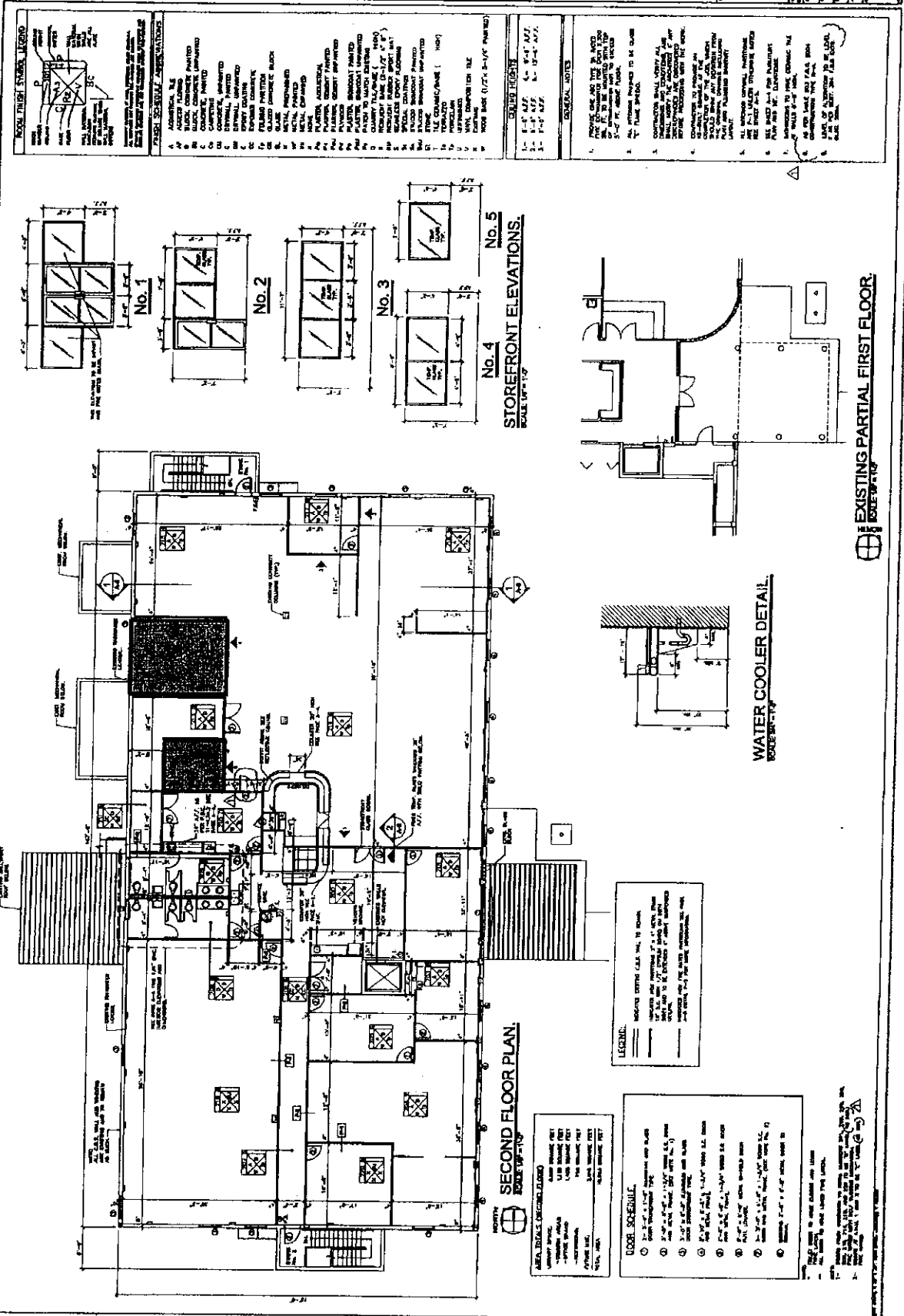
Attest:

Tamara Moodie-Ramdeen
Corporate Secretary

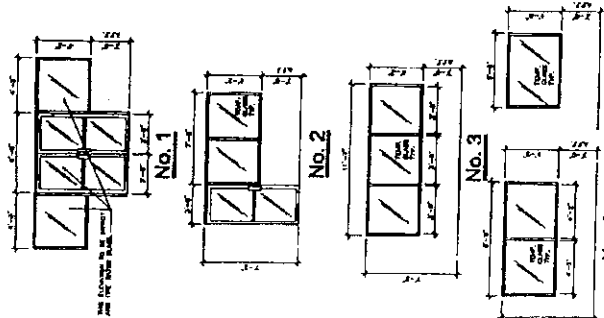
By: _____
Glenn R. Pierce Date
President

Witness
Printed/Typed Name: _____ (SEAL)

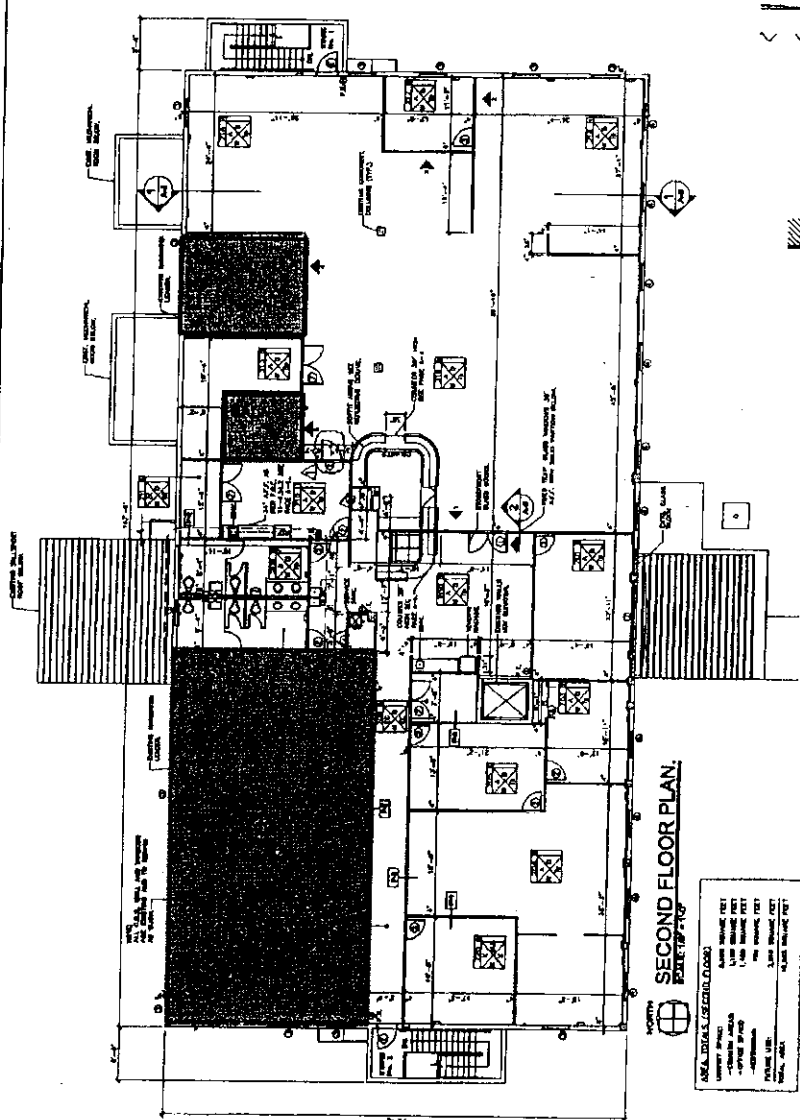
Witness
Printed/Typed Name: _____



STOREFRONT ELEVATIONS*



SECOND FLOOR PLAN:

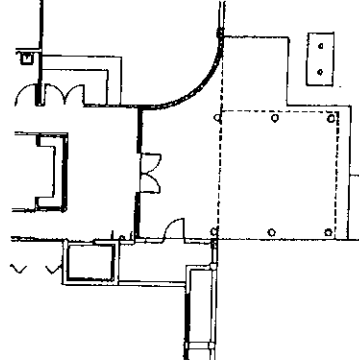


LEGEND:

_____	MAINTAINED EXISTING CULS. ONLY TO REMAIN.
_____	MAINTAINED NEW PARTITIONS 2' x 4' SPTS. WITH 16" S.C. WITH 1/2" STEELING ADDED ON BOTH SIDES AND TO BE EXTENDED 5' ABOVE MAINTAINED COLUMN.
_____	MAINTAINED NEW FRC. AND'S PARTITIONS 36" HGT. AND 16" SPTS. 2'-2' TO TOP MAINT. PARTITION.
_____	MAINTAINED EXISTING

[illegible]

WATER COOLER DETAIL.



EXISTING PARTIAL FIRST FLOOR

GENERAL NOTE

1. APPROX. ONE AND A HALF MONTHS AGO, THE FBI WAS ADVISED THAT AN INDIVIDUAL HAD BEEN ASSOCIATED WITH THE NEW YORK OFFICE OF THE FBI. THE INDIVIDUAL WAS DESCRIBED AS A 5' 7" TALL, AFRICAN AMERICAN.
2. EXTENSIVE SEARCHES TO BE CONDUCTED.
3. FURTHER SEARCHES.
4. CONFIDENTIAL SOURCE, VICTOR A. J. JONES, ADVISED THAT HE HAD BEEN ASSOCIATED WITH THE NEW YORK OFFICE OF THE FBI. THE INDIVIDUAL WAS DESCRIBED AS A 5' 7" TALL, AFRICAN AMERICAN.
5. SEARCHES TO BE CONDUCTED.
6. SEARCHES TO BE CONDUCTED.
7. SEARCHES TO BE CONDUCTED.
8. SEARCHES TO BE CONDUCTED.
9. SEARCHES TO BE CONDUCTED.
10. SEARCHES TO BE CONDUCTED.

EXISTING CONDITIONS LEGEND

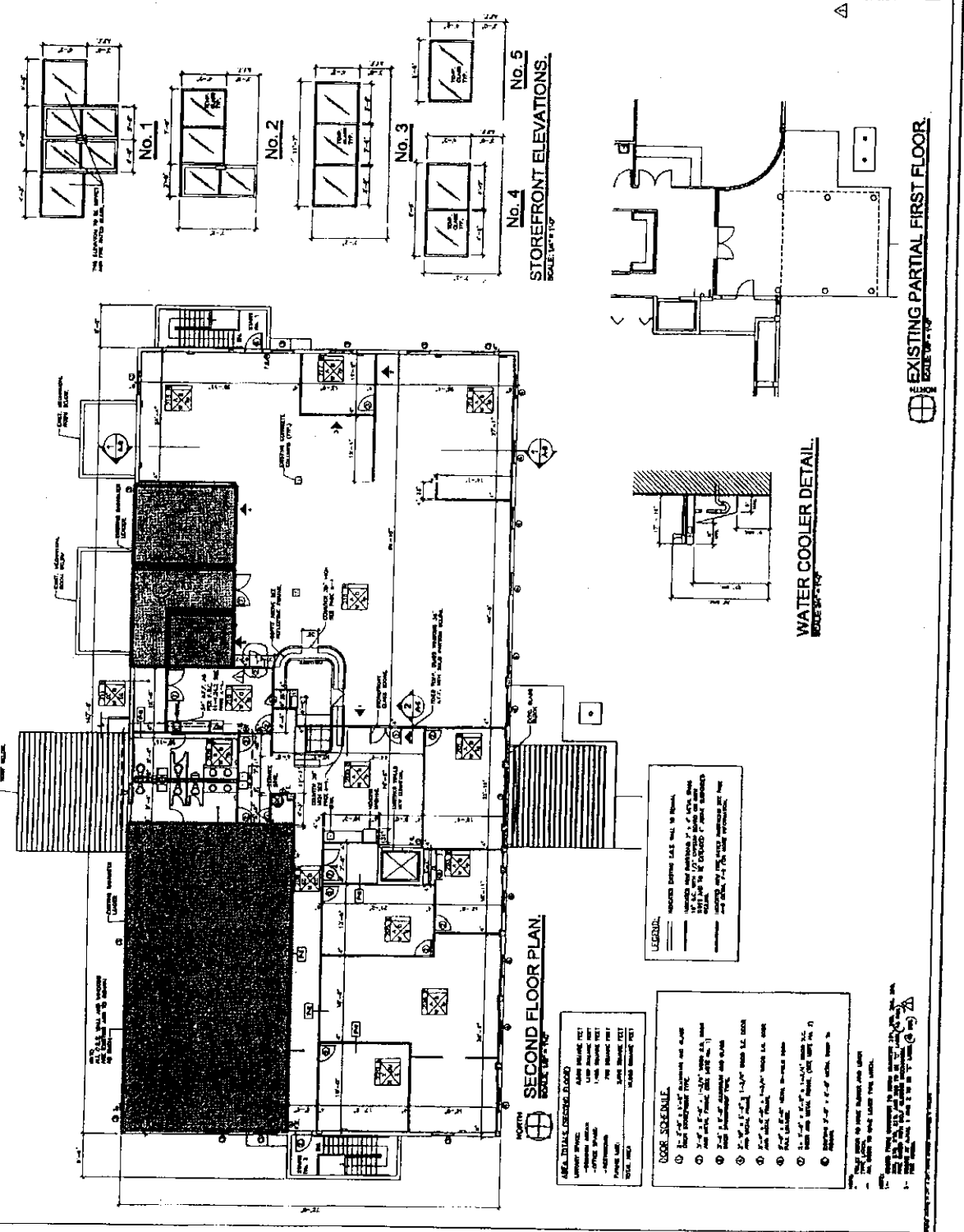
1. EXISTING WALLS
2. EXISTING FLOORS
3. EXISTING ROOF
4. EXISTING DOORS
5. EXISTING WINDOWS
6. EXISTING STAIRS
7. EXISTING ELEVATORS
8. EXISTING MECHANICAL
9. EXISTING ELECTRICAL
10. EXISTING PIPING

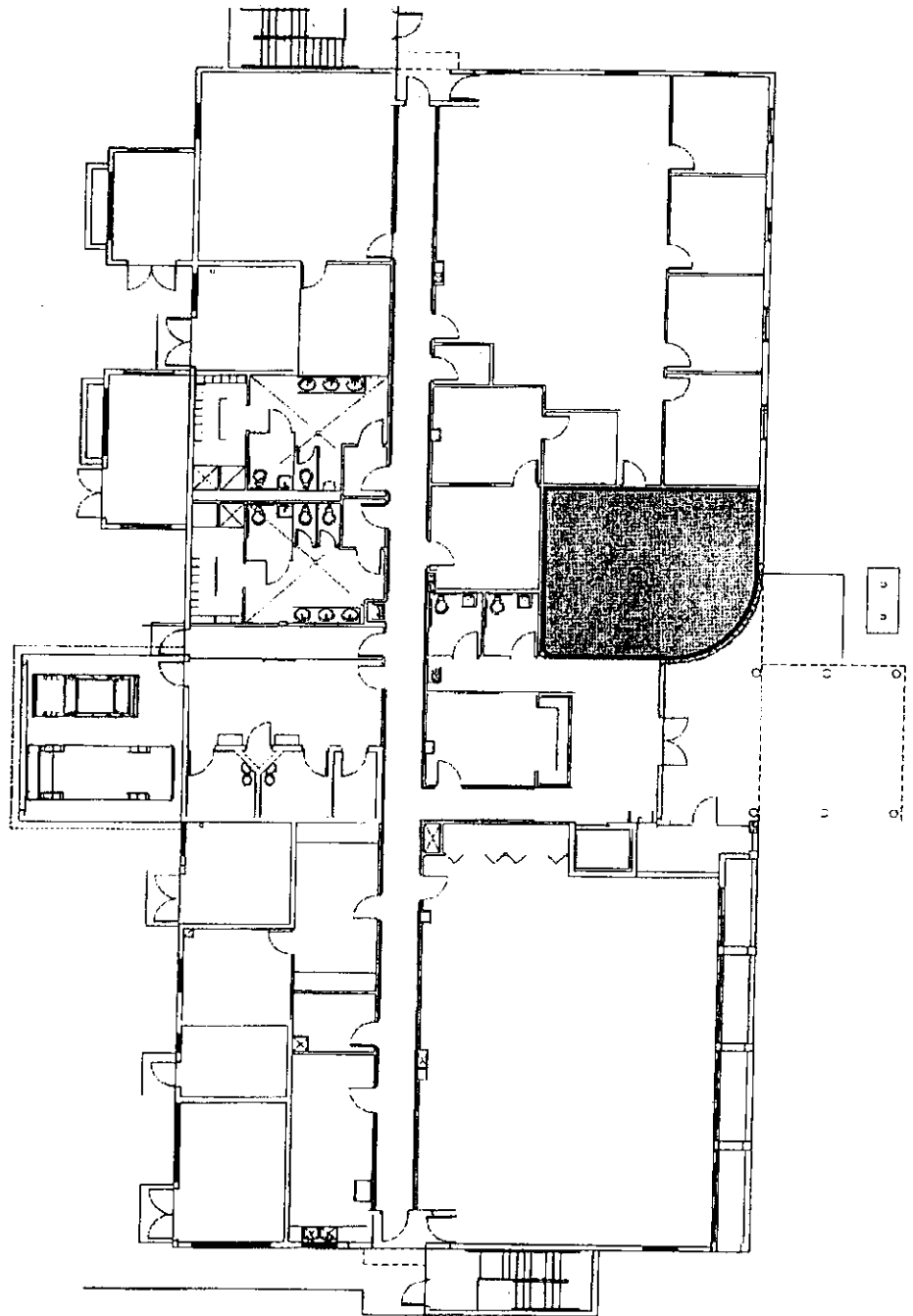
PROPOSED CONDITIONS LEGEND

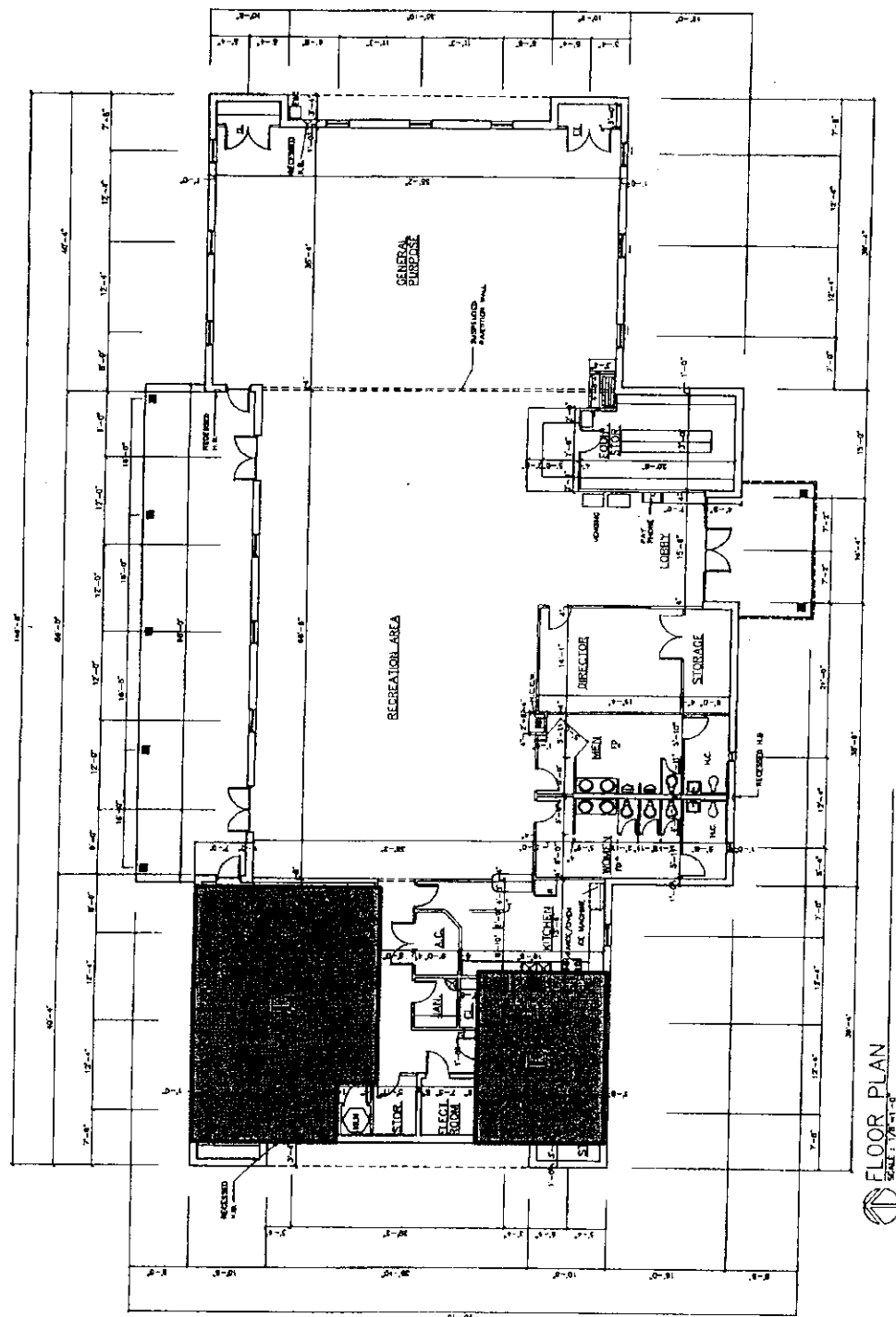
1. NEW WALLS
2. NEW FLOORS
3. NEW ROOF
4. NEW DOORS
5. NEW WINDOWS
6. NEW STAIRS
7. NEW ELEVATORS
8. NEW MECHANICAL
9. NEW ELECTRICAL
10. NEW PIPING

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HIALEAH SPECIFICATIONS AND STANDARDS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HIALEAH SCHEDULE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HIALEAH BUDGET.





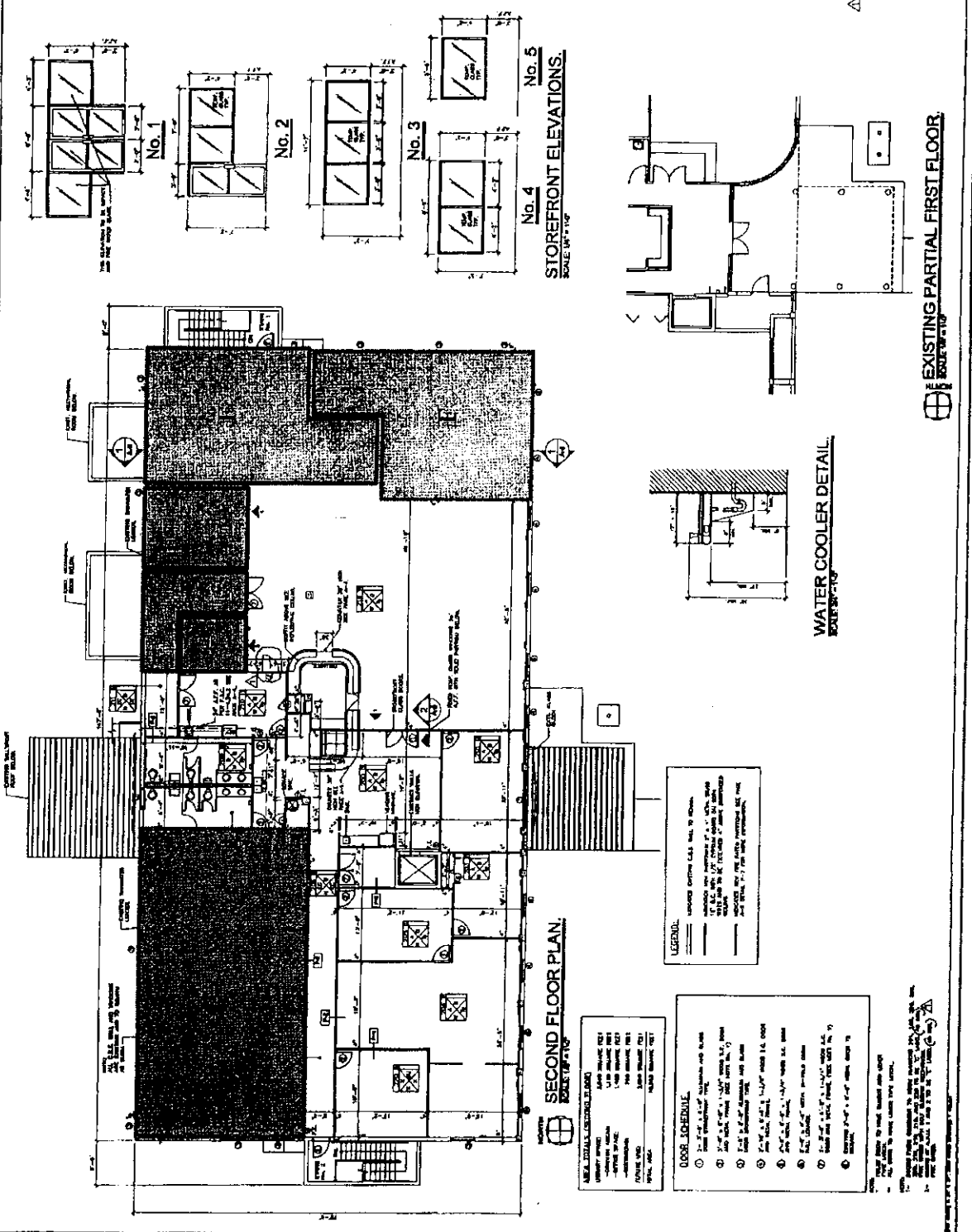


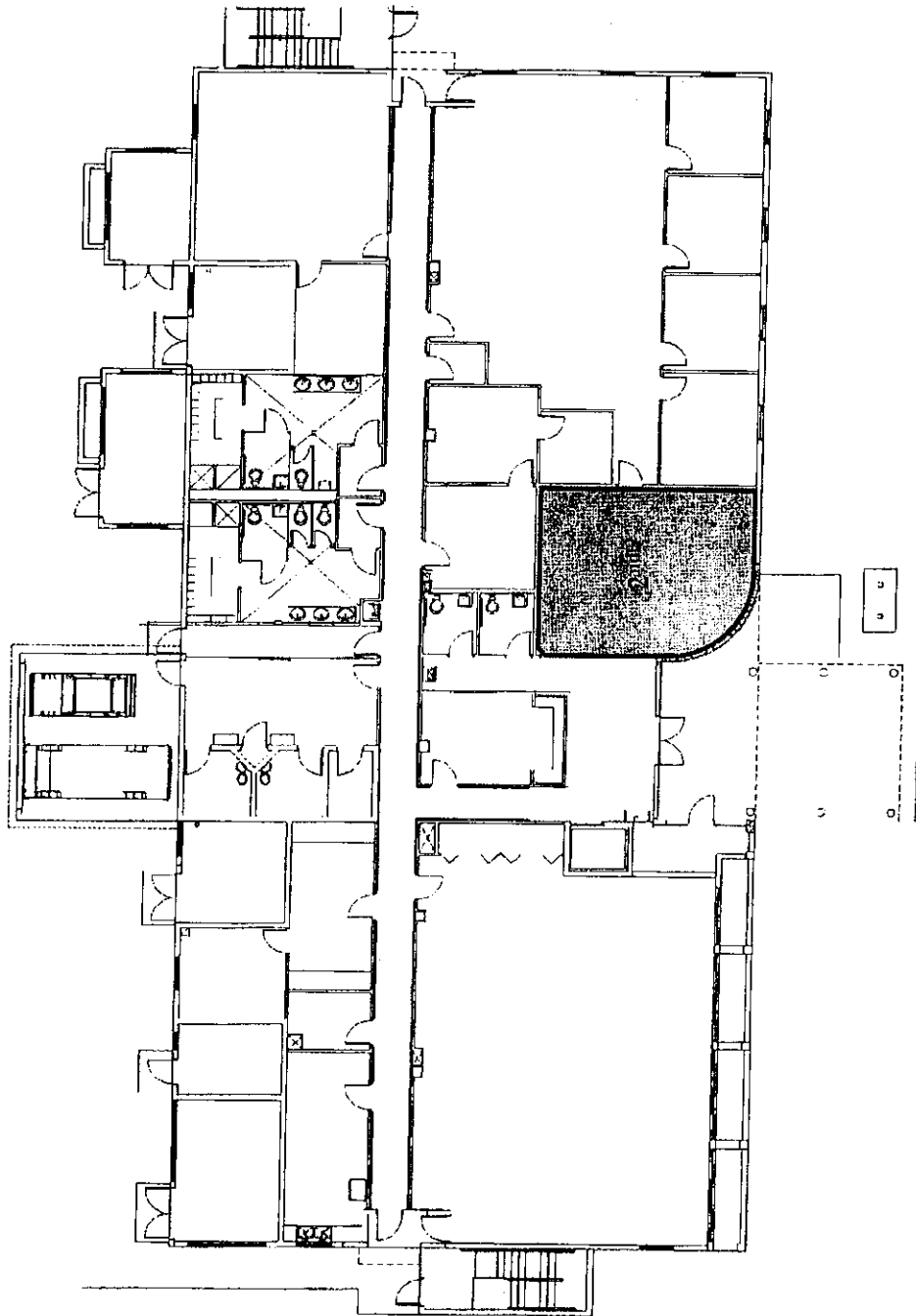
- GENERAL NOTES:**

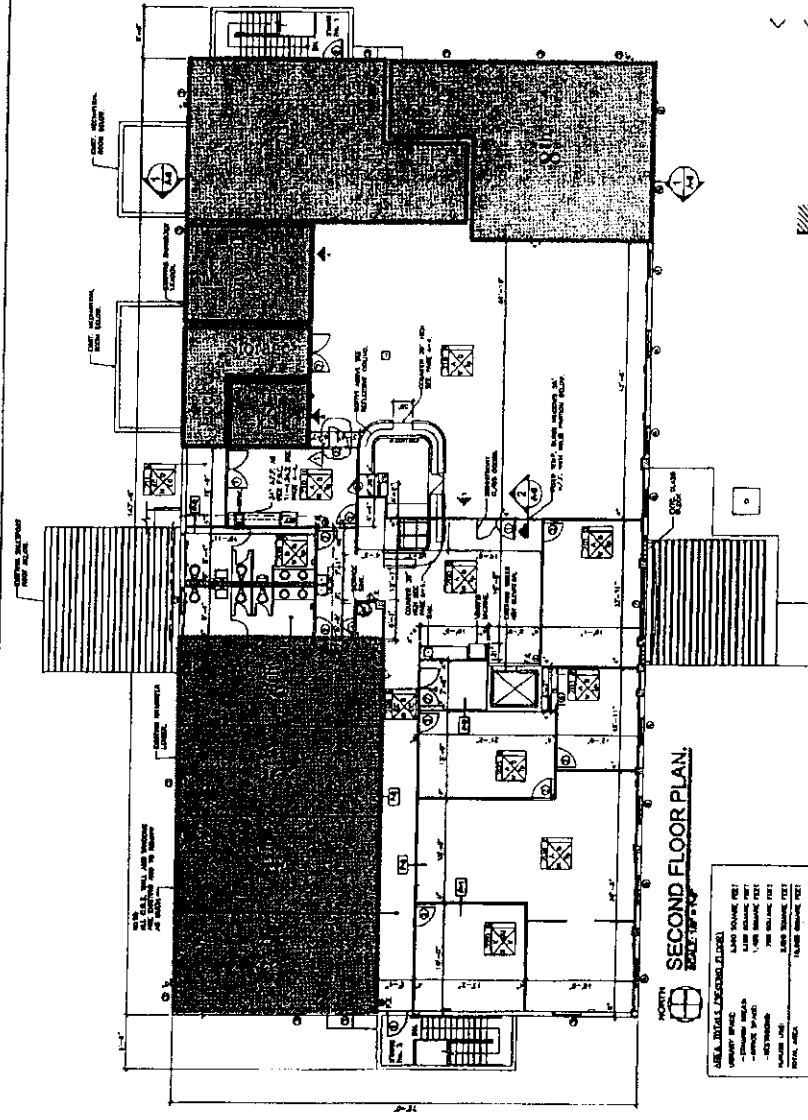
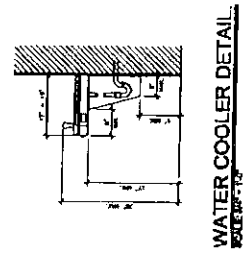
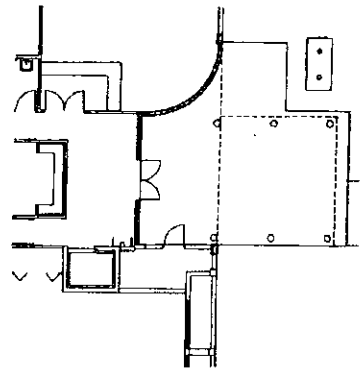
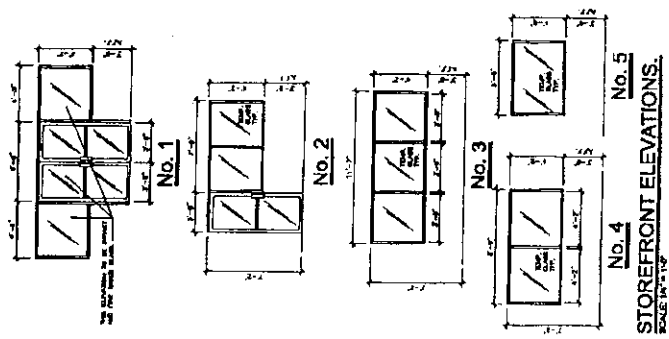
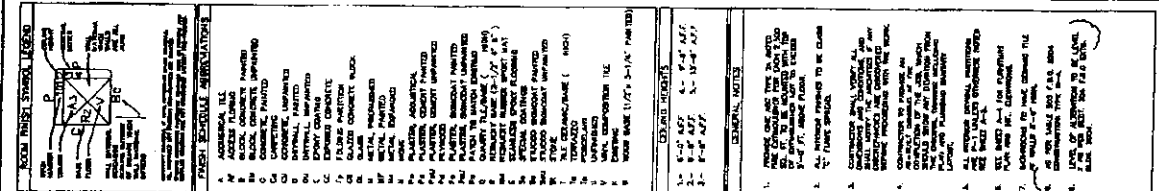
 1. REFER TO ALL OTHER SHEETS FOR NOTES.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH FLOOR.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 8. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY JOB SITE AT ALL TIMES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 12. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 16. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH FLOOR.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 18. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.
 19. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY JOB SITE AT ALL TIMES.
 20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DOOR SCHEDULE:

NO.	TYPE	FINISH	GLASS	SWITCH
1	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
2	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
3	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
4	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
5	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
6	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
7	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
8	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
9	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO
10	6'-0" x 2'-0" SWING	WOOD GRAIN	1/2" CLEAR	NO





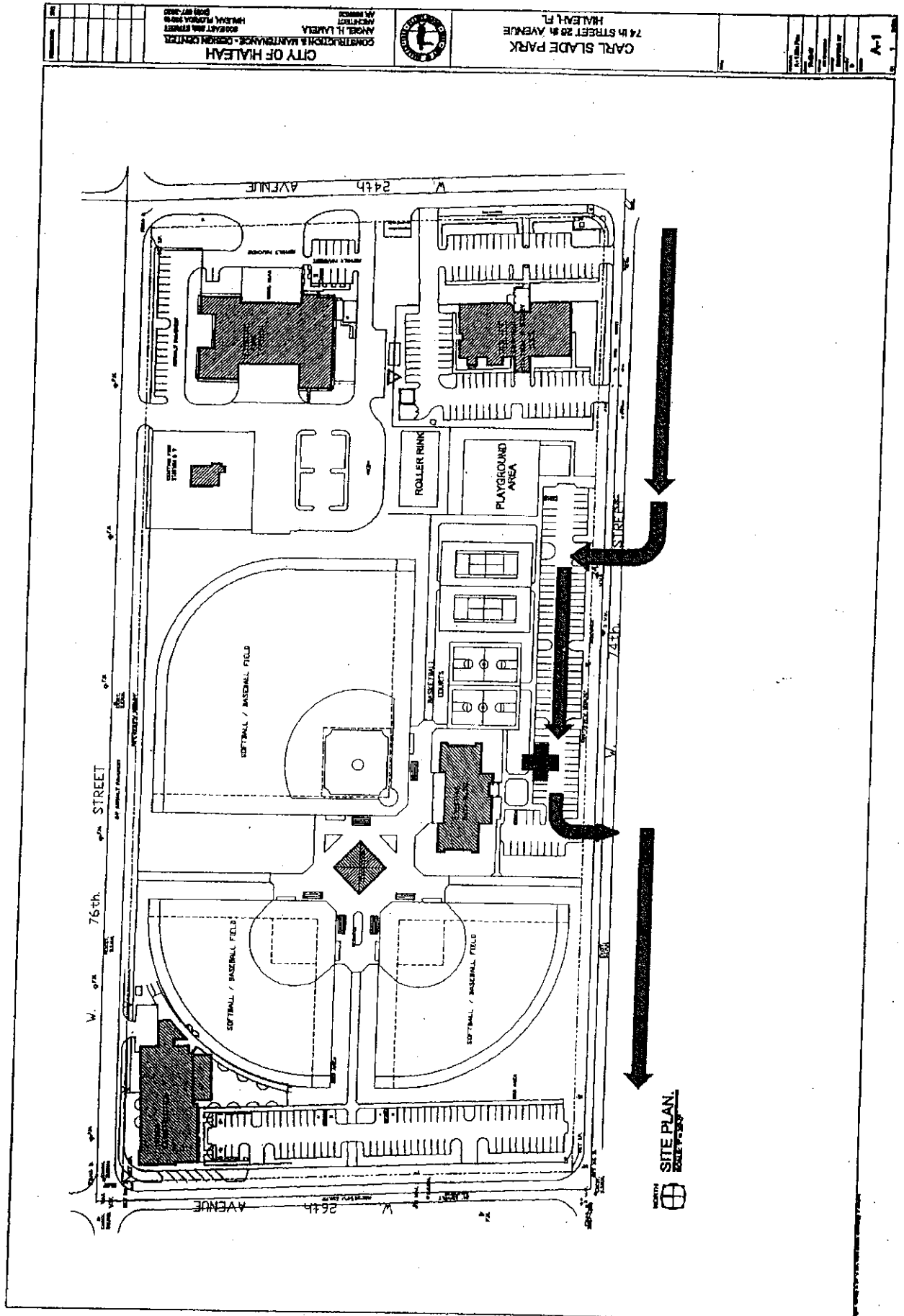


SECOND FLOOR PLAN.

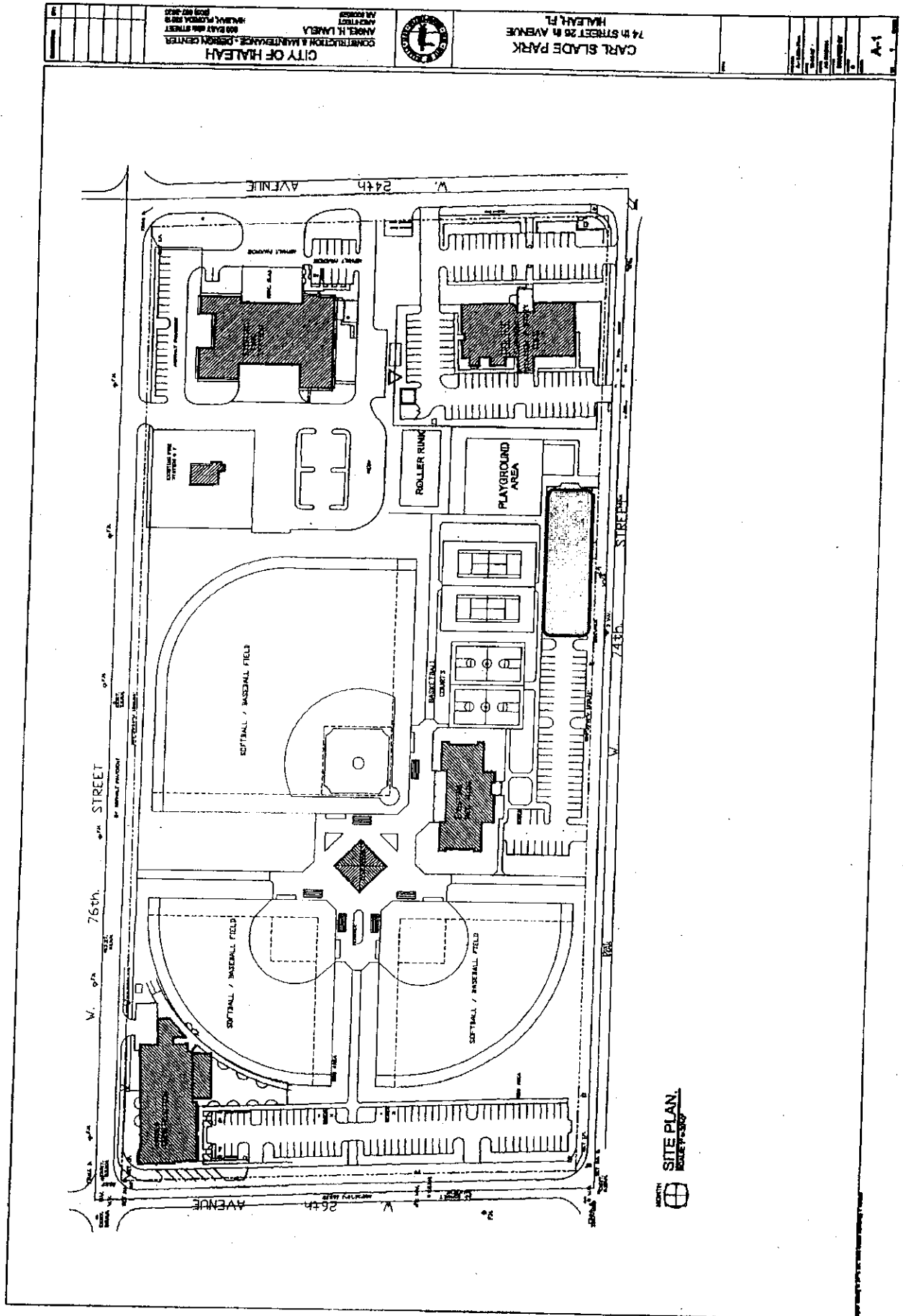
[illegible][illegible]

700000 1000000 1100000 1200000 1300000 1400000 1500000 1600000 1700000 1800000 1900000 2000000 2100000 2200000 2300000 2400000 2500000 2600000 2700000 2800000 2900000 3000000 3100000 3200000 3300000 3400000 3500000 3600000 3700000 3800000 3900000 4000000 4100000 4200000 4300000 4400000 4500000 4600000 4700000 4800000 4900000 5000000 5100000 5200000 5300000 5400000 5500000 5600000 5700000 5800000 5900000 6000000 6100000 6200000 6300000 6400000 6500000 6600000 6700000 6800000 6900000 7000000 7100000 7200000 7300000 7400000 7500000 7600000 7700000 7800000 7900000 8000000 8100000 8200000 8300000 8400000 8500000 8600000 8700000 8800000 8900000 9000000 9100000 9200000 9300000 9400000 9500000 9600000 9700000 9800000 9900000 10000000

Student Drop-off



Staff Parking



 SITE PLAN
REVISED 10/10/07

CITY OF HALEAH
CONSTRUCTION & MAINTENANCE DESIGN CENTER
ANGEL H. LAMBLA
REGISTERED PROFESSIONAL ENGINEER
HAWAII, LICENSE NO. 10000
HAWAII, LICENSE NO. 10000

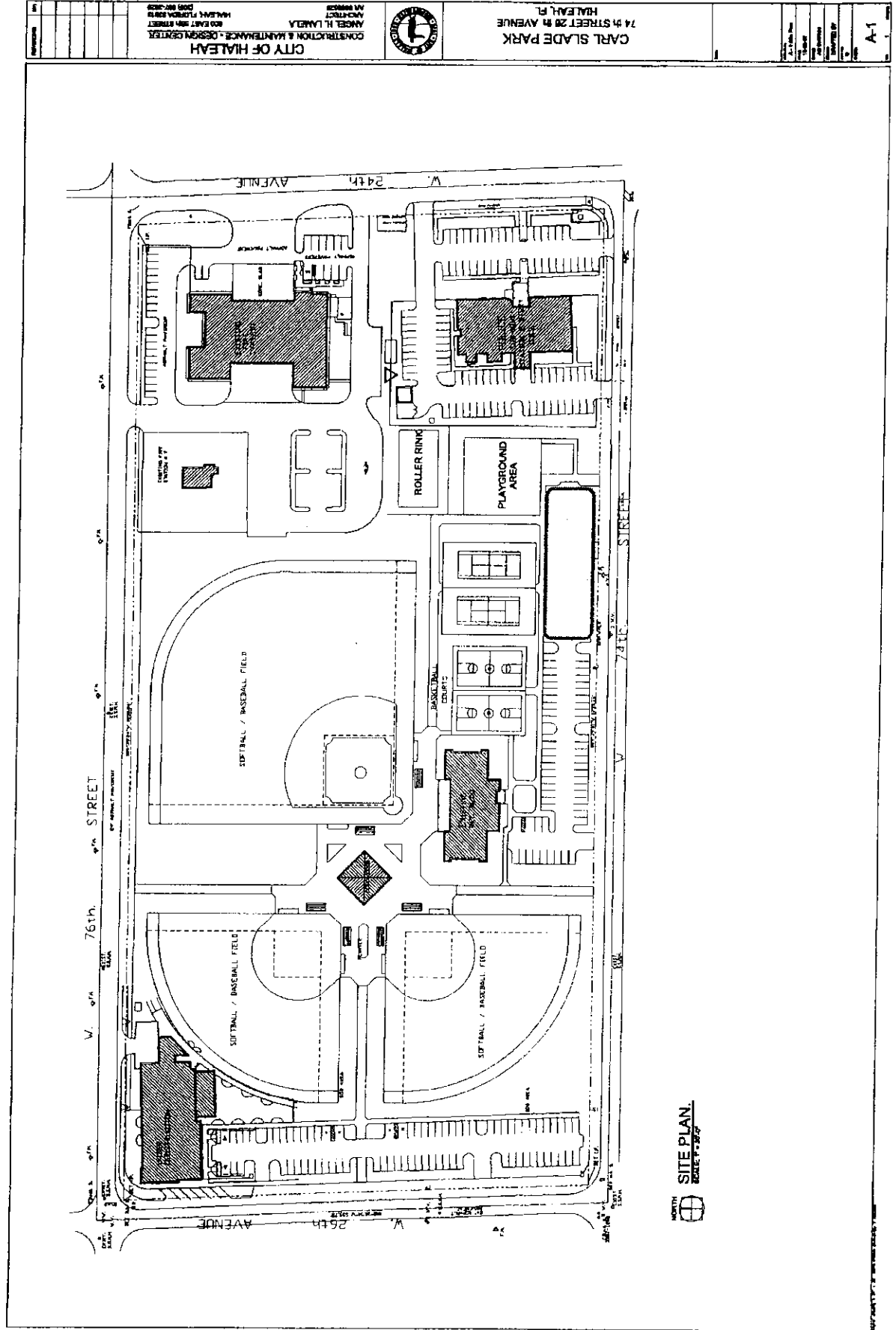


CARL SLADE PARK
74th STREET 26th AVENUE
HALEAH, HI

A-1

The site plan for Carl Slade Park is oriented with North at the top. The park is bounded by W 24th Avenue to the north, W 26th Avenue to the south, W 76th Street to the west, and W 74th Street to the east. The plan includes three softball/baseball fields: one in the northwest corner, and two in the southern section. In the center of the park are basketball courts and a roller rink. To the east of the roller rink is a playground area. Several buildings are shown, including a large building in the northwest, a building labeled 'RESTROOMS' near the center, and a building labeled 'CLUBHOUSE' in the southeast. Parking lots are distributed throughout the site. A north arrow is located in the bottom right corner, and the title 'SITE PLAN' with a scale of 'SCALE 1"=500'' is in the bottom left corner. The drawing is dated 'JULY 1987'.

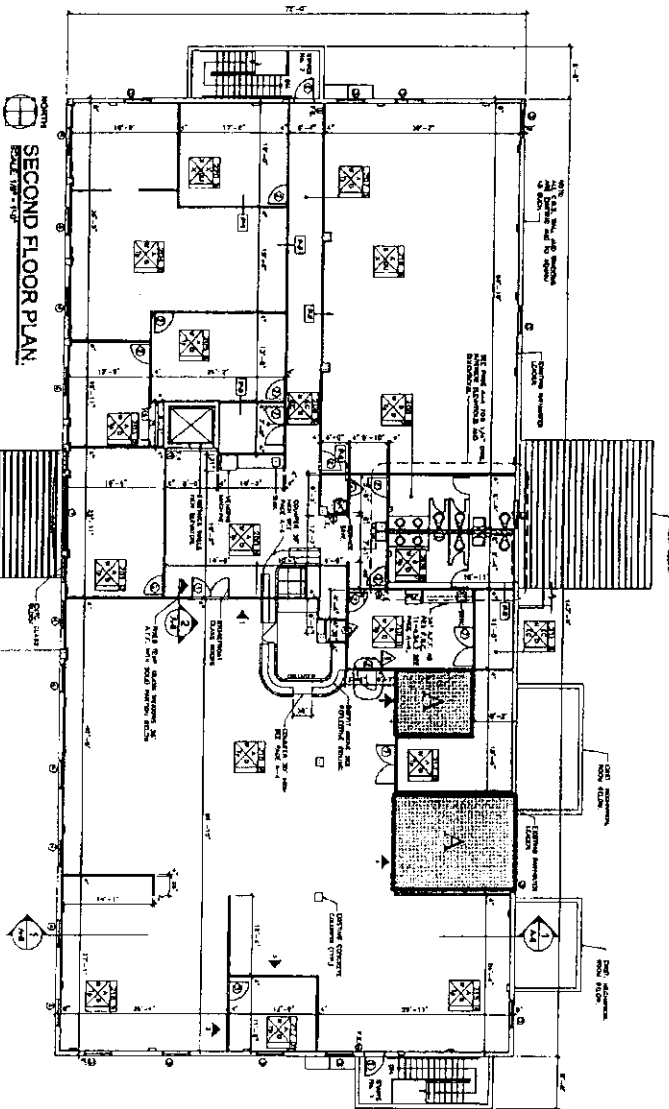
Staff Parking



SITE PLAN
DATE: 7-20-07

CITY OF HIALEAH CONSTRUCTION & MAINTENANCE - DESIGN CENTER ANGEL H. LAMOLA PROJECT HIALEAH PLAZA 100 EAST 98th STREET HIALEAH, FL 33010 305 967-2025			CARL SLADE PARK 74th STREET 20th AVENUE HIALEAH, FL	A-1 SHEET 1 OF 1 11/11/07
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Composite Exhibit “3”



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

AREA TOTALS SECOND FLOOR

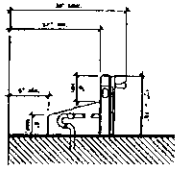
ITEM	DESCRIPTION	AREA (SQ. FT.)
1	Library	4,000
2	Reading Room	1,000
3	Study	1,000
4	Office	1,000
5	Restroom	1,000
6	Storage	1,000
7	Corridor	1,000
8	Stair	1,000
9	Other	1,000
TOTAL	SECOND FLOOR	12,000

DOOR SCHEDULE

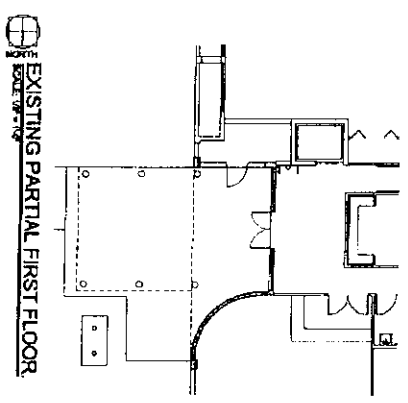
NO.	DESCRIPTION	SIZE
1	Single Swing	3'-0" x 7'-0"
2	Double Swing	6'-0" x 7'-0"
3	Single Swing	3'-0" x 7'-0"
4	Single Swing	3'-0" x 7'-0"
5	Single Swing	3'-0" x 7'-0"
6	Single Swing	3'-0" x 7'-0"
7	Single Swing	3'-0" x 7'-0"
8	Single Swing	3'-0" x 7'-0"
9	Single Swing	3'-0" x 7'-0"

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	STAIR
(Symbol)	ELEVATOR
(Symbol)	PLUMBING
(Symbol)	ELECTRICAL

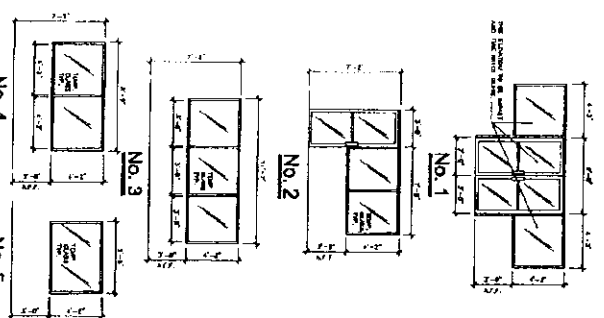


WATER COOLER DETAIL

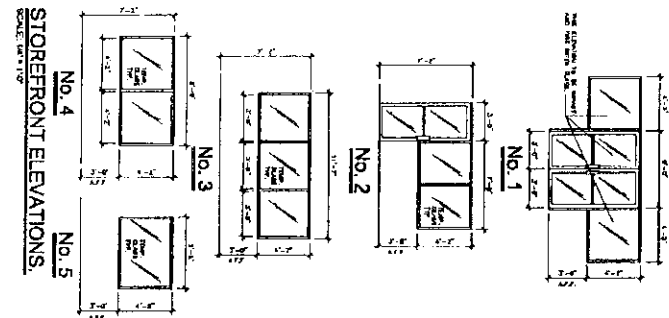


EXISTING PARTIAL FIRST FLOOR
SCALE 1/8" = 1'-0"

STOREFRONT ELEVATIONS
SCALE 1/8" = 1'-0"



<p>NOTES</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING AREA AT ALL TIMES. 	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 4. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING AREA AT ALL TIMES. 	<p>GLASS NOTES</p> <ol style="list-style-type: none"> 1. ALL GLASS SHALL BE 1/2" THICK. 2. ALL GLASS SHALL BE TINTED TO MATCH EXISTING GLASS. 3. ALL GLASS SHALL BE SET IN A GASKET. 4. ALL GLASS SHALL BE SET IN A FRAME. 	<p>FINISH SCHEDULE</p> <ol style="list-style-type: none"> 1. WALLS: PLASTER AND PAINT. 2. CEILING: PLASTER AND PAINT. 3. FLOOR: POLISHED CONCRETE. 4. DOORS: WOOD DOORS WITH GLASS. 5. WINDOWS: WOOD WINDOWS WITH GLASS.
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STOREFRONT ELEVATIONS.
SCALE: 1/4" = 1'-0"

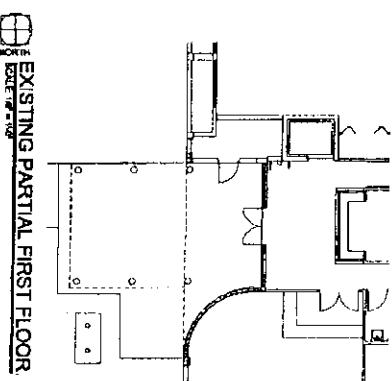
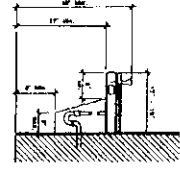
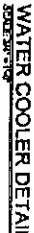
[illegible][illegible]

LEADS:

1. CALLED OFFICE LAST WED. TO ADVISE.

2. APPROX. AGE TWENTY, H 5' 1" approx. GRN 16" AC WIG 1/2" PINKISH GRAY OR BROWN 301S AND TO BE STYLIZED V. SHORT SWEETED CUTS.

3. INDICATES WIFE WIG LAST FIVE MONTHS OR MORE 4-5 INCHES LONG LONG FIVE MONTHS.



EXISTING PARTIAL FIRST FLOOR.

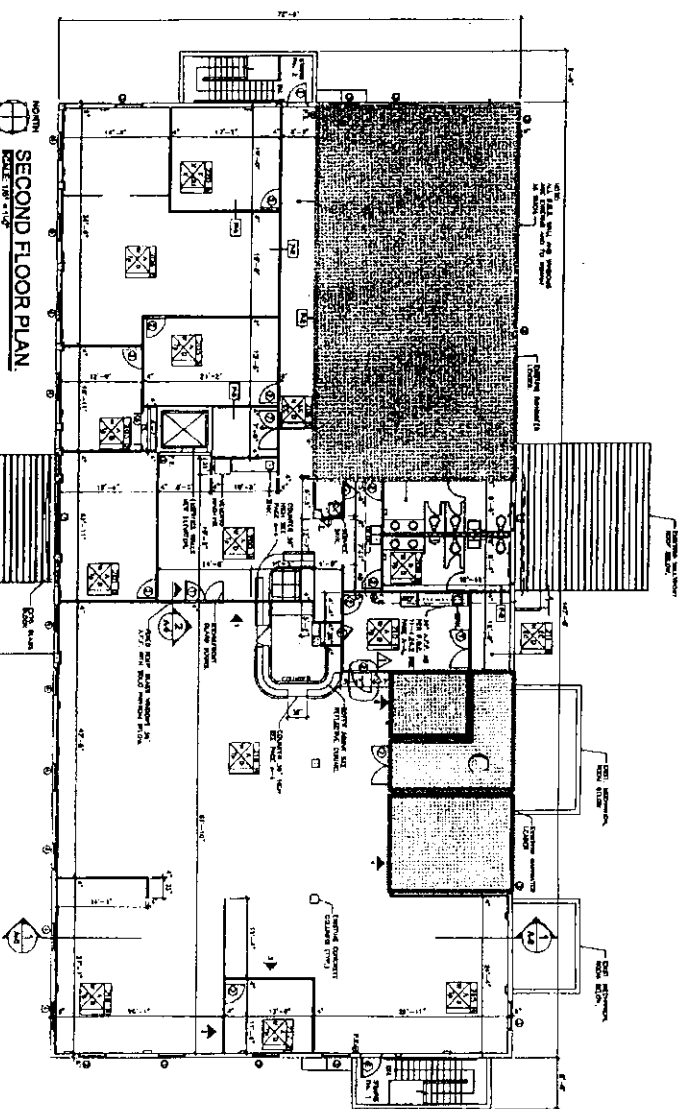
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PROPOSED PROJECT FOR:
WEST HIALEAH BRANCH LIBRARY
7400 WEST 24th AVE.
HIALEAH, FLORIDA 33016

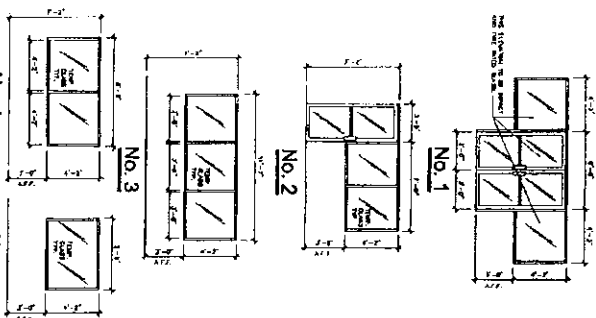
CITY OF HIALEAH
CONSTRUCTION & MAINTENANCE - DESIGN CENTER
ANGEL H. LAMELA 380 EAST 99th STREET
ARCHITECT HIALEAH, FLORIDA 33010
AK 000000000 (305) 897-0620

A-2

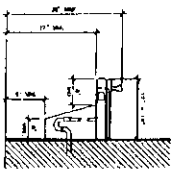
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



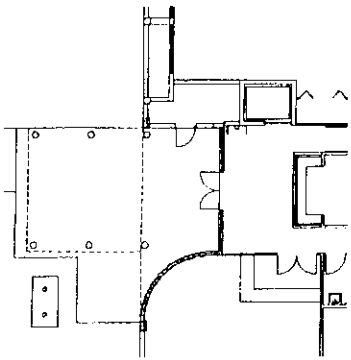
STOREFRONT ELEVATIONS.
SCALE: 3/4" = 1'-0"



WATER COOLER DETAIL.
SCALE: 1/4" = 1'-0"



EXISTING PARTIAL FIRST FLOOR



ROOF FINISH SYMBOL (2/20)

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
6. FLOORING
7. FOUNDATION

1. FINISH
2. INSULATION
3. STRUCTURAL
4. VAPOR BARRIER
5. DRAINAGE
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7. FOUNDATION

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5. DRAINAGE
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3. STRUCTURAL
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5. DRAINAGE
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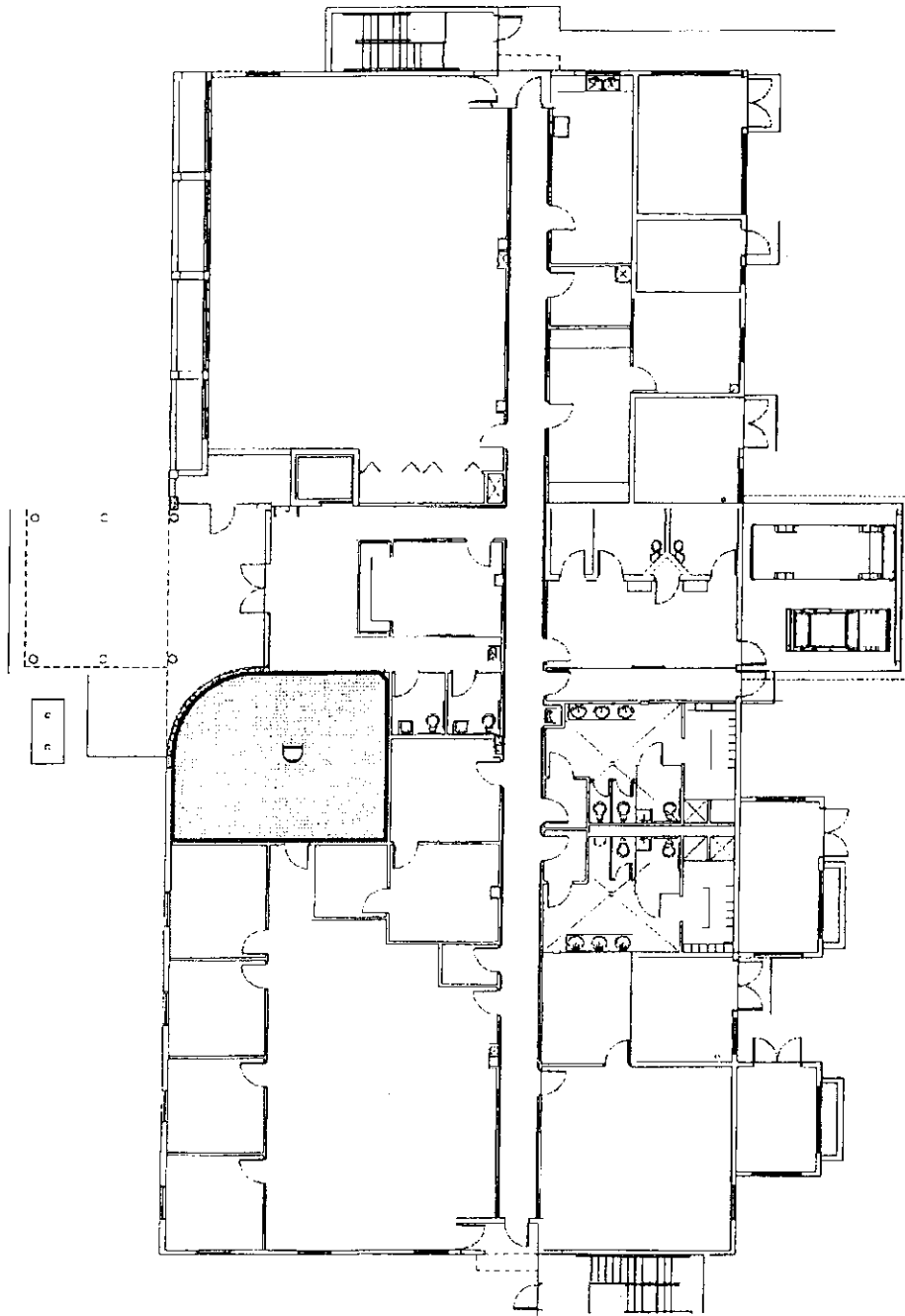
1. FINISH
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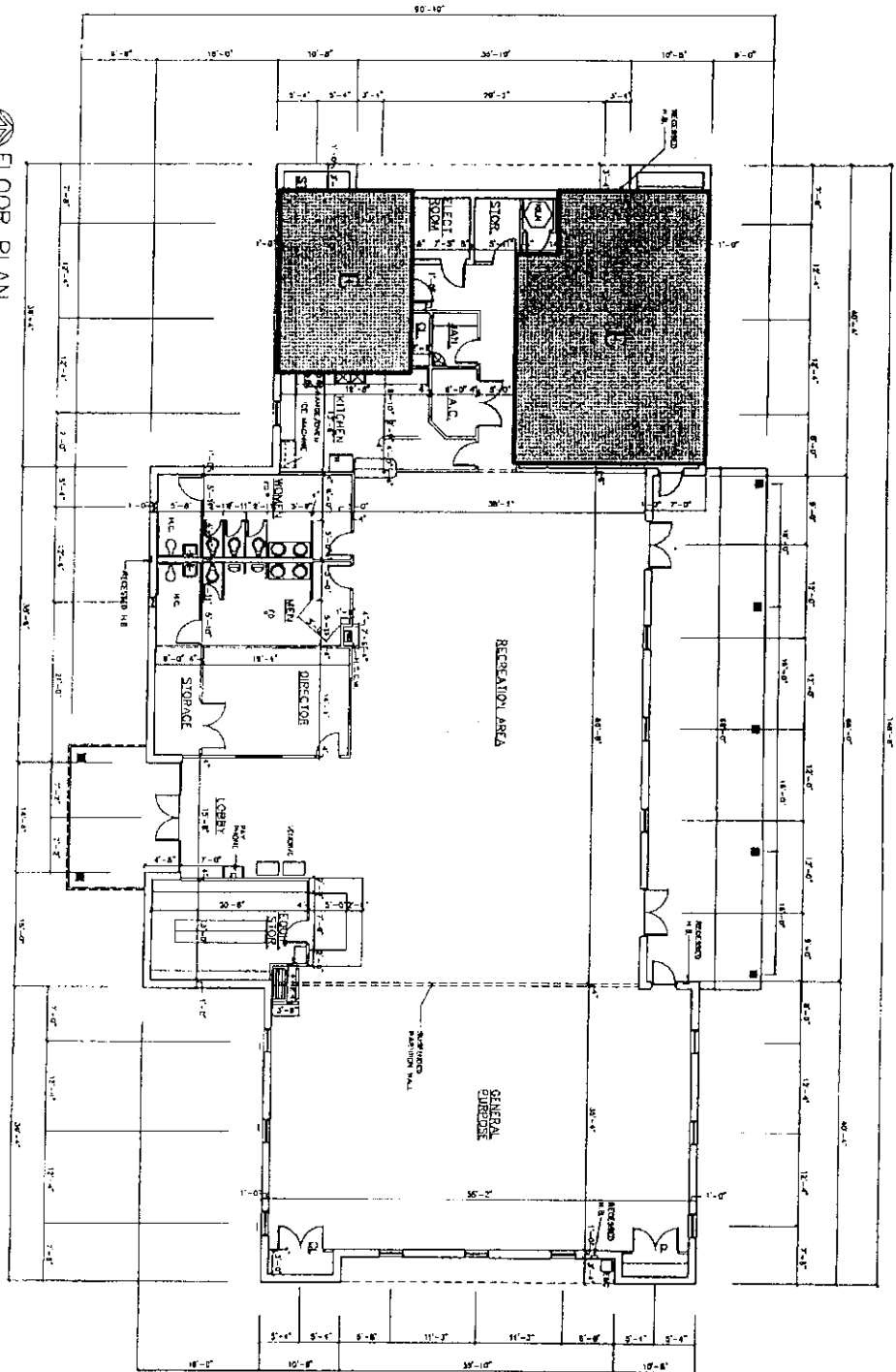
PROPOSED PROJECT FOR:
WEST HIALEAH BRANCH LIBRARY
7400 WEST 24th AVE.
HIALEAH, FLORIDA 33016



CITY OF HIALEAH
CONSTRUCTION & MAINTENANCE - DESIGN CENTER
ANGEL H. LAMELA
ARCHITECT
AIR 0819820
805 EAST 10TH STREET
HIALEAH, FLORIDA 33010
(305) 987-3628



FLOOR PLAN
 SCALE 1/8" = 1'-0"



SECURITY
FOUR STAR 1100

BIOLOGICAL INFORMATION	
SEX	MALE
AGE	10
WEIGHT	100
HEIGHT	100
HAIR	BROWN
EYES	BROWN
SKIN	Fair
TEETH	Good
HEALTH	Good
DIET	Regular
SMOKING	No
ALCOHOL	No
DRUGS	No
ALLERGIES	No
INJURIES	No
OPERATIONS	No
TRANSFUSIONS	No
IMMUNIZATIONS	Up to date
LABORATORY TESTS	Normal
PHYSICAL EXAMINATION	Normal
PSYCHOLOGICAL TESTS	Normal
PERSONALITY	Normal
INTERVIEW	Normal
REMARKS	Normal

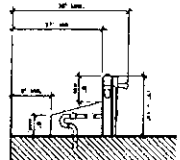
00008 - SECURITY

- [illegible]

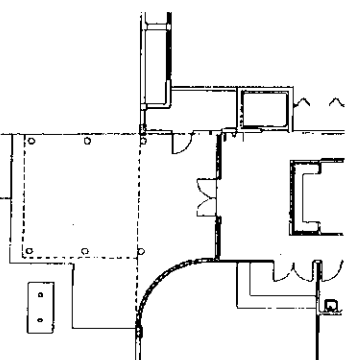
0296321

1. STREETS CHERRY CALL ONLY ON Q AND W STREETS

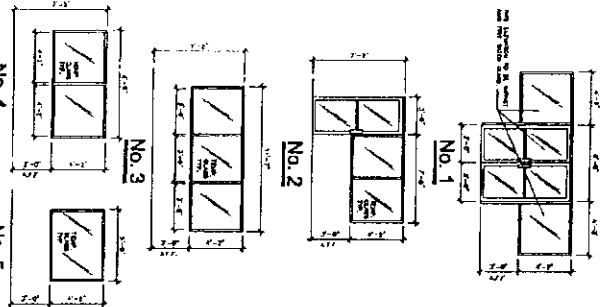
WATER COOLER DETAIL.
~~BOOK 34 - 143~~



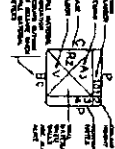
EXISTING PARTIAL FIRST FLOOR
SCALE 1/8" = 1'-0"



STOREFRONT ELEVATIONS.
SCALE: 1/4" = 1'-0"



ROOM 711/511 SYMBOL 17 0000



USDA - SOYBEAN ABBREVIATION

[illegible]

CEILING WEIGHTS	
B-0° A.F.J	4- 0-8" A.F.J
B-6" A.F.J	4- 3-5" A.F.J
B-0° A.F.J	

GENERAL NOTES

FOR THE AG. THE B. M. P. P.
THE B. M. P. P. THE B. M. P. P.

See "1" on the opposite page for
the corresponding page for the
3rd of 7, above page.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 06-11-2001 BY 60322 UCBAW

Contributors should verify all
citations and coordinates and
shall notify the project if an
error/omission are discovered.

CONTRACTOR TO PROVIDE AN AS-BUILT DRAWING AT THE

COMPELLED BY THE JOB, WE'D
SHOULD ENTER ANY POSITION FROM
THE ORIGINAL, DYNAMIC AND
AND AND PUBLISHING PARTNER.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

SEE BUREAU 4-5
SEE BUREAU 4-4 FOR INFORMATION
RUM AND CO. CLEVELAND

BY PROVIDING TO HAVE COUNCIL FOR
THE WELFARE OF THE PEOPLE.

RE FOR BULK SHIP WITH GOOD
CONSTRUCTION THE OWN
LEAK. OF REMAINS TO BE LINDA
AND HIS WIFE AND TWO CHILDREN

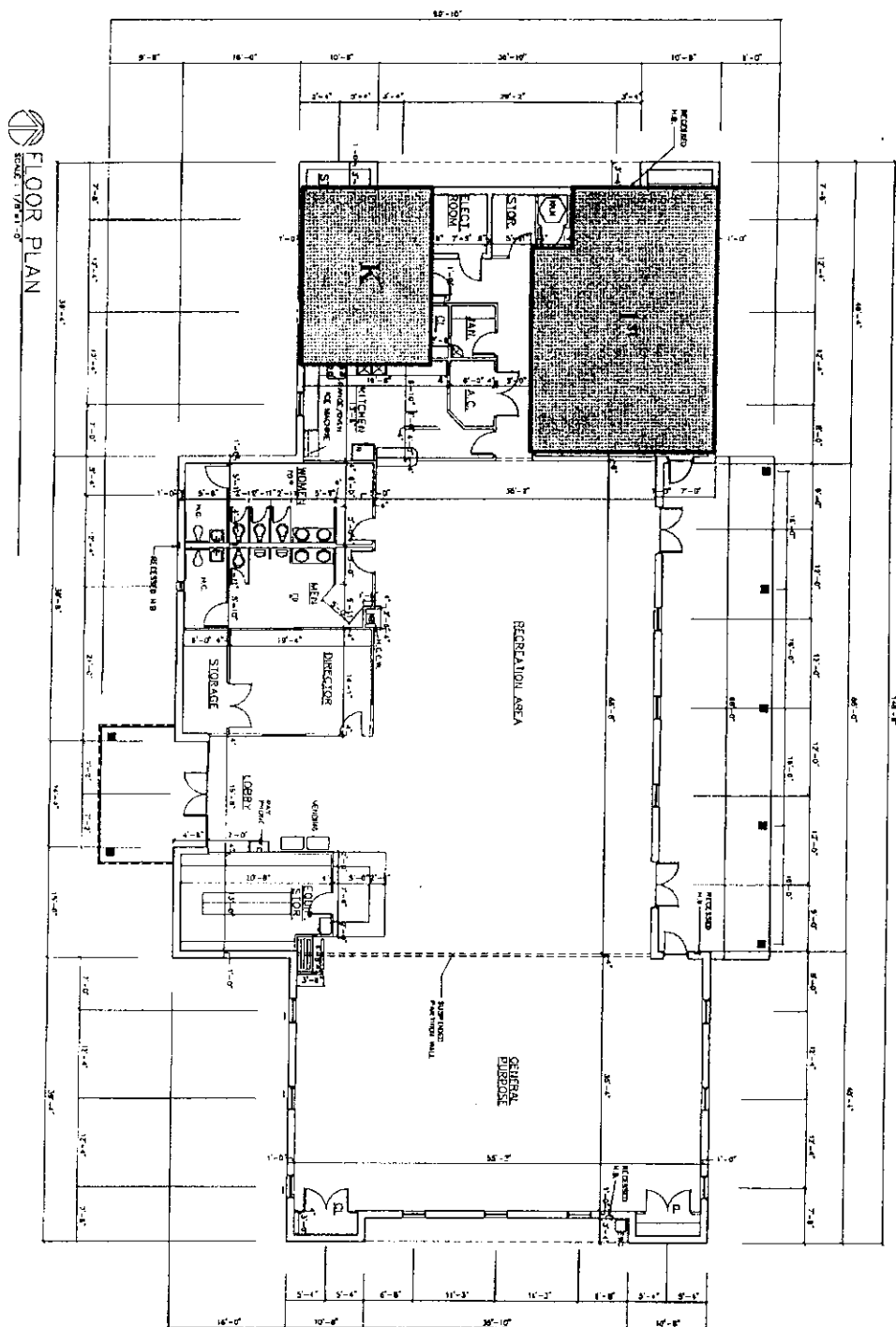
2. AS FOR SALES, THE F.O.C. WILL
BE THE SAME.

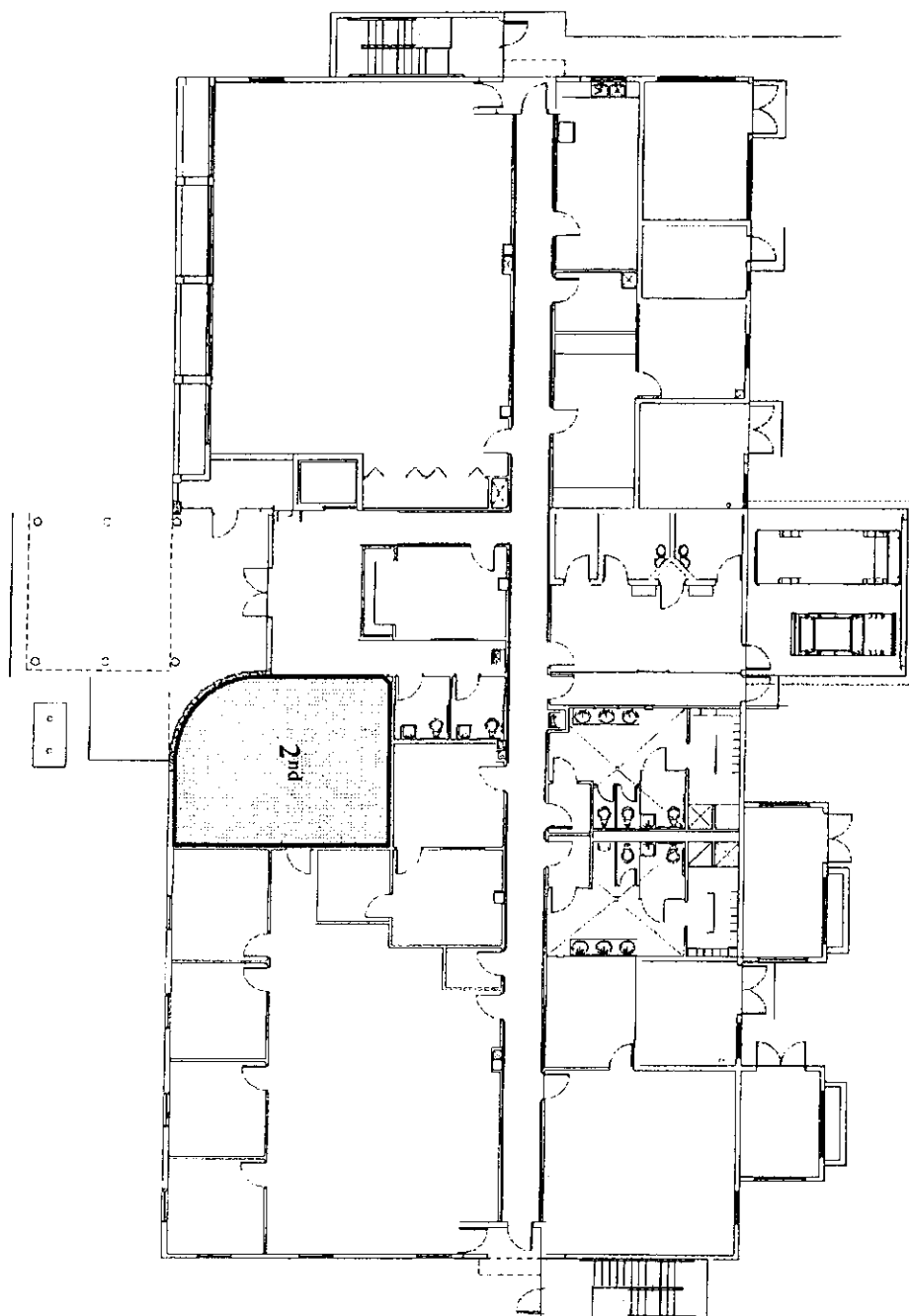
[illegible]

CITY OF HIALEAH
CONSTRUCTION & MAINTENANCE - DESIGN CENTER
ANGEL H. LAMELA 600 EAST 98TH STREET
ARCHITECT HIALEAH, FLORIDA 33010
AN 000000 (305) 967-3800

PROPOSED PROJECT FOR:
WEST HIALEAH BRANCH LIBRARY
7400 WEST 24th AVE.
HIALEAH, FLORIDA 33018

NAME	A-2
DATE	
TIME	
LOCATION	
REMARKS	
SIGNATURE	
OFFICIAL	





SECOND FLOOR PLAN.

A&P, DALLAS (250000 STOCK)	
USURY 30000	4.500 300.000
• LIBRARY 50000	1.500 500.000
• OFFICE 50000	1.500 500.000
• RETAIL 50000	1.500 500.000
CL. M. 1000	2.000 1000.000
CL. M. 1000	2.000 1000.000

20208 - SCHEDULE

- 1) $2x^2 - 3x^2 + 4x^2 = 3x^2$ subtract like terms
- 2) $3x^2 + 4x^2 - 2x^2 = 5x^2$ subtract like terms
- 3) $4x^2 + 3x^2 - 2x^2 = 5x^2$ subtract like terms
- 4) $5x^2 + 4x^2 - 3x^2 = 6x^2$ subtract like terms
- 5) $6x^2 + 5x^2 - 4x^2 = 7x^2$ subtract like terms
- 6) $7x^2 + 6x^2 - 5x^2 = 8x^2$ subtract like terms
- 7) $8x^2 + 7x^2 - 6x^2 = 9x^2$ subtract like terms
- 8) $9x^2 + 8x^2 - 7x^2 = 10x^2$ subtract like terms
- 9) $10x^2 + 9x^2 - 8x^2 = 11x^2$ subtract like terms
- 10) $11x^2 + 10x^2 - 9x^2 = 12x^2$ subtract like terms

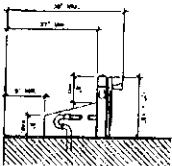
Useful Links

¹ Standard Deviation, C.I.S. Value 10 Percent.

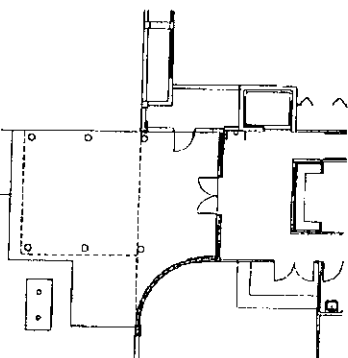
² Statistics after excluding $\beta = 4$ and $\beta = 5$. Results for $\beta = 4$ and $\beta = 5$ are shown below for both sales and for the difference between sales and the return.

³ Includes New York State Securities Exc. Tax.

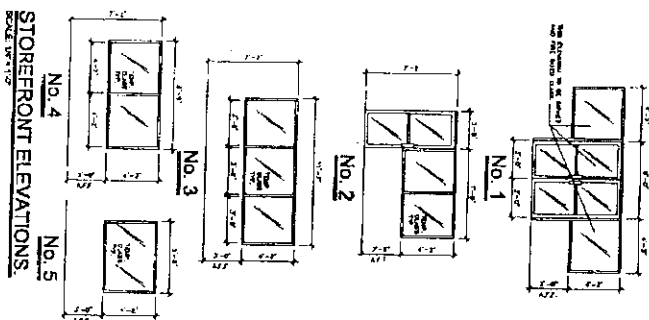
⁴ 1-3 Official C.I.S. Tax Rate Assumptions.



WATER COOLER DETAIL



EXISTING PARTIAL FIRST FLOOR



STOREFRONT ELEVATIONS.
SCALE: 1/8" = 1'-0"

[illegible]

PROPOSED PROJECT FOR:
WEST HIALEAH BRANCH LIBRARY
7400 WEST 24th AVE.
HIALEAH, FLORIDA 33018



CITY OF HIALEAH
CONSTRUCTION & MAINTENANCE - DESIGN CENTER
ANGEL H. LAMELA
ARCHITECT
AR 1400000
800 EAST 30th STREET
HIALEAH, FLORIDA 33010